

**ORDINANCE NO. 2022-22**

**AN ORDINANCE TO EXEMPT PROPERTIES FROM PLATTING FOR NEW BUILDINGS AND BUILDING ADDITIONS THAT DO NOT EXCEED 1,000 SQUARE FEET, THEREBY AMENDING CHAPTERS 21 AND 22 OF THE CITY CODE**

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

**CHAPTER 21**

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**ARTICLE V: ADMINISTRATION AND NONCONFORMITY**

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**Division A: Approvals and Permits**

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**§ 21.501.01 FINAL SITE AND BUILDING PLANS.**

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(c) *Review and approval.*

(1) The Planning Manager will review and act upon the following types of final site and building plan applications. In the event that a final site and building plan application is denied by the Planning Manager, the applicant may appeal the decision to the City Council by submitting an appeals request with supporting materials within three business days of the decision:

- (A) Two-family dwellings;
- (B) Accessory buildings (except for single-family and two-family dwellings);
- (C) Garages (except for single-family and two-family dwellings);
- (D) Parking lots or other site characteristic modifications; ~~[and]~~
- (E) New buildings or building additions to unplatted properties that do not exceed 1,000 square feet; and

(F) Revisions to previously approved final site and building plans except those that involve:

- (i) Building additions that exceed 5% of the existing floor area for the building or that exceed 10,000 square feet;
- (ii) An increase in the number of dwelling units;
- (iii) Deviations to city code requirements; or
- (iv) Modifications to any condition of approval adopted by the Planning Commission or City Council. If a revision requires modification to a condition of approval previously adopted by the City Council, the revision must be reviewed by the City Council.

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**§ 21.501.03 FINAL DEVELOPMENT PLANS.**

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(c) *Review and approval.* New final development plans and major revisions to previously approved final development plans must be reviewed by the Planning Commission and acted upon by the City Council, which has the authority to attach conditions of approval. Minor revisions to previously approved final development plans will be reviewed and acted upon by the Planning Manager, who has the authority to attach conditions of approval. In the event that an application for a minor revision to a final development plan is denied by the Planning Manager, the applicant may appeal the decision to the City Council by submitting an appeals request and any supporting materials within three business days of the decision.

(d) *Revisions.* Revisions to final development plans are considered minor if:

- (1) There is no increase to the proposed number of dwelling units;
- (2) Any proposed increase in the floor area of structures on site does not exceed 5% or a total of 10,000 square feet;
- (3) All proposed revisions comply with city code requirements;

- (4) There is no alteration to any condition of approval previously attached by the City Council; ~~and~~
- (5) There is no alteration to a plan modification previously required by the City Council; or
- (6) The proposed new building or building addition to an unplatted property does not exceed 1,000 square feet.

Section 2. That Chapter 22 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~stricken through~~ and adding those words that are underlined, to read as follows:

**CHAPTER 22**

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**Division B: Requirements**

**§ 22.03 WHERE REQUIRED.**

(a) *Where platting is required.*

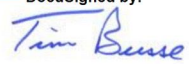
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(2) *Permit issuance.* Platting is required to obtain a footing and foundation permit or a building permit. Footing and foundation or building permits may not be granted upon land that is not described as a platted lot .

Exceptions: platting is not required for permit issuance in the circumstances noted below:

- (A) Single- and two-family residential dwelling additions that result in an increase of 50% or less in total floor area for living space or additions to other types of structures that result in an increase of 25% or less in total floor area;
- (B) Single- and two-family residential dwelling additions that result in an increase in total floor area for living space of over 50%, provided:
  - (i) Sidewalk, bikeway, drainage and utility easements have been granted to the city; and
  - (ii) Rights-of-way of adjacent streets have been provided by deed to the widths designated on the city's Master Right-of-Way Plan .
- (C) Repair, maintenance and other improvements to existing buildings on outlots , as described in city code § 15.09(c);
- (D) The erection of, or additions to, garages and accessory buildings as defined in city code § 19.03; ~~and~~
- (E) Interior remodeling or improvements where no work is done that removes, relocates or adds an exterior wall of an existing building; and
- (F) Construction of new buildings or building additions that do not exceed 1,000 square feet, subject to final site and building plan approval by the Planning Manager.

Passed and adopted this 9th day of May, 2022.

DocuSigned by:  
  
 531490D391D44BF...  
 Mayor

ATTEST:

DocuSigned by:  
  
 66CDF6B2A77B45A...  
 Secretary to the Council

APPROVED:

DocuSigned by:  
  
 5664A09FA896406...  
 City Attorney