

ORDINANCE NO. 2023 - 38

AN ORDINANCE CLARIFYING THE SETBACKS TABLE WITHIN TWO-FAMILY DWELLING STANDARDS TO CLARIFY HEIGHT LIMITS, THEREBY AMENDING CHAPTER 21 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:

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**CHAPTER 21: ZONING AND LAND DEVELOPMENT**

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**ARTICLE III: DEVELOPMENT STANDARDS**

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**DIVISION B: USE STANDARDS**

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**§ 21.302.04 TWO-FAMILY DWELLINGS.**

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(c) *Standards.*

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(4) *Setbacks.* Two-family dwelling garage and living space must meet the following minimum setback requirements from property lines:

Front	30 feet
Side adjacent to street*	30 feet
Side not adjacent to street*	10 feet
Rear	30 feet

\* Height. Two-family dwelling structure height must meet the height limits of city code § 21.301.10.

(5) *Reserved.*

(6) *Garages.* Two-family dwellings must have at least one attached garage space per unit. Two-family dwelling garages must be at least 242 square feet per unit and must not exceed 900 square feet per unit. When a two-family dwelling is on a corner lot adjacent to two local streets as classified by the Comprehensive Plan, the garage for each unit must face a separate street. The height of the garage must not exceed the height of the

two-family dwelling. Garage door openings, measured from the floor to the trim covering the door header must not exceed eight feet in height.

(7) *Garage frontage.* Two-family dwelling garage doors facing a public or private street is limited to 40% of the structure width facing the same street.

(8) [~~Height. Two-family dwelling structure height must meet the height limits of city code § 21.304.10.~~]Reserved.

Passed and adopted this 18th day of December, 2023.

/s/ Tim Busse  
Mayor

ATTEST:

APPROVED:

/s/ Matt Brillhart  
Secretary to the Council

/s/ Melissa J. Manderschied  
City Attorney