

ORDINANCE NO. 2025-09

AN ORDINANCE UPDATING STANDARDS APPLICABLE TO ACCESSORY DWELLING UNITS, TWO-FAMILY DWELLINGS, AND TOWNHOUSES, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

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

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

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION H: USES

§ 21.209 USE TABLES.

(c) *Residential Zoning Districts.*

<i>Use Type</i>	<i>Zoning District</i>									<i>References ; See Listed Section</i>
	<i>R-1</i>	<i>R-1A</i>	<i>RS-1</i>	<i>R-3</i>	<i>R-4</i>	<i>RM-12</i>	<i>RM-24</i>	<i>RM-50</i>	<i>RM-100</i>	
RESIDENTIAL										
Dwellings										
Single-family dwelling	P	P	P		P					
Two-family dwelling	P		P	<u>P</u>	P					21.302.04

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.15 LANDSCAPING AND SCREENING.

(b) *Landscape plans.*

(1) Except for single- and two-family residential uses, unless otherwise expressly required by city code, a landscape plan must be submitted:

DIVISION B: USE STANDARDS

§ 21.302.03 ACCESSORY DWELLING UNITS.

(b) *Standards.*

(3) *Parking.* Accessory dwelling units are not permitted on residential sites that do not meet the minimum parking standards for a single-family dwelling unit (see § 21.301.06). The total number of vehicles parked or stored must conform with the standards in § 21.301.20[06(m)].

(4) *Location.* Accessory dwelling units may be attached to, detached from, or internal to a single-family dwelling. Accessory dwelling units are not permitted in conjunction with two-family dwellings, townhomes/rowhomes or multiple-family dwellings. Detached accessory dwelling units [are not permitted to be located closer to the front or side lot line along a street than the principal structure] must meet the following setback requirements: [-]

<u><i>Minimum Setback in Front and Side Yards Along Streets</i></u>	<u><i>Minimum Setback in Rear Yards Along Streets</i></u>	<u><i>Minimum Rear Setback Not Along Streets</i></u>	<u><i>Minimum Side Setback Not Along Streets</i></u>
<u>Same as principal structures in the zoning district.</u>	<u>Same as principal structures in the zoning district.</u>	<u>15 feet</u>	<u>10 feet</u>

(8) *Size.* The size of a detached accessory dwelling unit will not count toward the combined maximum size for accessory structures allowed on a lot (see § 21.301.19). Both detached and attached accessory dwelling units must meet the following size standards:

(A) *Minimum size.* Accessory dwelling units must be at least 300 square feet in area.

(B) *Maximum size.* Accessory dwelling units must be no larger[less] than [960]1,000 square feet in area.

~~[(C) *Proportionate size.* The four season living area of an accessory dwelling unit must not exceed 33% of the combined four season living area of the accessory dwelling unit and the associated single-family dwelling unit.]~~

~~[(D) *Common utility exception.* Areas containing common utility or mechanical equipment, up to a maximum of 100 square feet, that are within the accessory dwelling unit but serve both the accessory dwelling unit and single-family dwelling unit are exempt from the size calculation of the accessory dwelling unit.~~

~~[(E) *D* *Associated single-family dwelling size.* The associated single-family dwelling unit must continue to meet minimum floor area requirements; see § 21.301.01.~~

(12) *Rental license.* Rental of an[either the] accessory dwelling unit[~~or associated single-family dwelling unit~~] requires a rental license pursuant to Chapter 14 of the city code.[~~Only one rental license is permitted per residential site.~~]

§ 21.302.04 TWO-FAMILY DWELLINGS.

(c) *Standards.*

- (1) *Zoning district.* Two-family dwellings must be located within the R-1, RS-1, R-3, and R-4 Residential Zoning Districts.
- (2) *Site size.* Two-family dwelling sites must have an area of at least 11,700~~[13,000]~~ square feet for interior lots and 14,625~~[16,250]~~ square feet for corner lots.
- (3) *Site width.* Two-family dwelling sites must be at least 80 feet in width for interior lots and 100 feet in width for corner lots.
- (4) *Setbacks.* Two-family dwelling garage and living space must meet the~~[following]~~ minimum setback requirements of the R-1 zoning district in § 21.301.02.~~[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.]~~Height. Two-family dwelling structure height must meet the height limits of § 21.301.10.

(6) *Garages.* Two-family dwellings must have at least one ~~enclosed~~~~[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.

(9) ~~Reserved~~~~[Landscaping.~~ Two-family dwellings must submit a landscape plan prior to building permit issuance that includes at least two trees per unit located within the front yard and at least one shrub per 1,000 square feet of developable landscaping area as defined in city code § 21.301.15(c)(2)(C)].

§ 21.302.08 TOWNHOUSE STANDARDS.

(c) *Standards.*

(11) *Garages.*

(A) Garage doors, when fronting public streets, must not exceed 50% of the structure width.

(B) Garages, when fronting public streets, may not extend beyond~~[must be recessed from]~~ the building face or porch façade by ~~[a minimum of]~~more than four feet.

(C) To avoid parked vehicles encroaching into streets, townhouse driveway depth must be ~~[less than]~~ten feet or less or ~~[greater than]~~20 feet or greater. Driveway depth is measured from the garage door to the property line when adjacent to public streets and from the garage door to the private street when adjacent to private streets.

~~[(D) Where two-car garages for two different units are adjacent to one another, the garage faces for the two units must be offset relative to each other as measured from the street by a minimum of four feet.]~~

~~(E)~~D) Garage door openings, measured from the floor to the trim covering the door header, must not exceed eight feet in height.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 19th day of May, 2025.

/s/ Tim Busse

Mayor

ATTEST:

APPROVED:

/s/ Kaytlyn Danielzuk

/s/ Melissa J. Manderschied

City Attorney

Secretary to the Council