

ORDINANCE NO. 2025-28

AN ORDINANCE CLARIFYING THE REQUIREMENTS OF A PARKING LOT PERMIT, THEREBY AMENDING CHAPTERS 15 AND 21 OF THE CITY CODE

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

Section 1. That Chapter 15 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 15: BUILDINGS AND STRUCTURES

ARTICLE I: BUILDING CODE

§ 15.13 CONSTRUCTION OR MODIFICATION OF PARKING AREAS.

(a) *Where required.* A parking lot permit is required prior to constructing, enlarging, replacing or resurfacing a parking area or changing the parking space or drive aisle dimensions of a parking area, including striping or restriping of a parking space or drive aisle.

(b) *Exemptions.* A parking lot permit is not required for patching of up to 20% of a parking surface. All patching within a two year period is considered one project for the purposes of determining compliance with the 20% limit.

(c) *Reviews.* The proposed parking lot will be reviewed for compliance with city, state and federal requirements including, but not limited to: storm water management and wetlands protection (see ~~[city code]~~ Chapter 16 of City Code), accessibility to the physically disabled, parking space and drive aisle dimensions (see § 21.301.06), driveway approaches (see Chapter 17, Article 1 of City Code), and lighting standards (see § 21.301.07). Modification[s] to any parking space and drive aisle dimensions may require[s] approval by the City Engineer or their designee. Modification in the public right-of-way requires a separate right-of-way permit. All new striping, restriping, accessibility elements, and signage shall meet the requirements of the City Code and the Minnesota State Building Code as adopted in § 15.01.

(d) *Storm water management.* Storm water management pursuant to the requirements of city code Chapter 16 and the Comprehensive Surface Water Management Plan is required when at least 50 cubic yards or 5,000 square feet of subgrade is disturbed.

(e) *Lighting code compliance.* Removal or replacement of less than 50% of the parking lot surface on a site within a two year period requires that portion of the parking area to be brought into compliance with current lighting standards ~~[see city code § 21.301.07)]~~. Removal or replacement of 50% or more of the parking lot surface on a site within a two year time period

requires all parking lot surface on the site to be brought into compliance with current lighting standards. Removing parking lot surface material down to the stone base constitutes removal.

(f) *Reserved.* ~~[Surfacing. The requirements for off-street parking areas and driveways are set forth in § 21.301.06 of this code. The requirements for driveway approaches are set forth in Chapter 17, Article I of this code.]~~

Section 2. 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: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.06 PARKING AND LOADING.

(g) *Permit.* A parking lot permit is required prior to constructing~~[-or]~~, enlarging, replacing or resurfacing a parking area, or changing the~~[removing]~~ parking space or drive aisle dimensions of a parking area, including striping or restriping of a parking space or drive aisle, in accordance with § 15.13.~~[lot surface material down to the aggregate base and replacing it.]~~ The proposed parking lot will be reviewed for compliance with city, state and federal requirements including, but not limited to:~~;~~ storm water management~~;~~ and wetlands protection ~~[(see city code § 16.58)]~~, accessibility to the physically disabled, parking space and drive aisle dimensions, and lighting standards. Modification~~[s]~~ to any parking space and drive aisle dimensions may require approval by the City Engineer or their designee. Modification in the public right-of-way requires a separate right-of-way permit in accordance with Chapter 17, Article I of this City ~~[e]~~ Code. Removal or replacement of less than 50% of the parking lot surface on a site within a two-year period requires that portion of the parking area to be brought into compliance with current lighting standards ~~[(see city code § 21.301.07)]~~. Removal or replacement of 50% or more of the parking lot surface on a site within a two- year period requires all parking lot surface on the site to be brought into compliance with current lighting standards. All new striping, restriping, accessibility elements, and signage shall meet the requirements of the C~~[e]~~ity C~~[e]~~ode and the Minnesota State Building Code, as adopted in § 15.01.

Section 3. 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 17th day of November, 2025.

/s/ Victor Rivas
Acting Mayor

ATTEST:

APPROVED:

/s/ Priyanka Rai
Secretary to the Council

/s/ Melissa J. Manderschied
City Attorney