

ORDINANCE NO. 2025-50

AN ORDINANCE ALLOWING MULTIPLE-FAMILY DWELLINGS IN THE B-1, B-2, CR-1, AND CS-1 ZONING DISTRICTS AND CLARIFYING USE STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS, 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:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION D: FREEWAY COMMERCIAL ZONING DISTRICTS

§ 21.205.06 REGIONAL COMMERCIAL (CR-1) DISTRICTS.

(b) *Permitted principal uses.*

(18) Taproom/cocktail room; ~~and~~

(19) Craft and micro-brewery/distillery/winery; and[-]

(20) Multiple-family dwelling subject to standards set forth in § 21.302.02.

§ 21.205.07 COMMERCIAL SERVICE (CS-0.5 AND CS-1) DISTRICTS.

(b) *Permitted principal uses.*

(14) Multi-family dwellings ~~[in the CS-0.5 District]~~, provided they are developed in accordance with the provisions of the RO-24 District;

DIVISION H: USES

§ 21.209 USE TABLES.

(d) *Neighborhood and Freeway Commercial Zoning Districts.*

Use Type	Zoning District								References; See Listed Section
	B-1	B-2	B-4	C-1	C-2	C-3	C-4	C-5	
RESIDENTIAL									
Residences									
Multiple-family residence	P	P	P		P	P	P	P	21.302.02

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.02 RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS.

(a) *Purpose and application.* Many of the city's commercial zoning districts allow the inclusion of residential uses. This section establishes standards for residential uses within the B-1, B-2, B-4, C-2, C-3, C-4, [and] C-5, CR-1, and CX-2 Commercial Zoning Districts.

(b) *Nonresidential uses required.* While the B-1, B-2, B-4, C-2, C-3, C-4, [and] C-5, CR-1, and CX-2 Zoning Districts allow residential uses when they do not stand alone, a primary purpose of these zoning districts is to provide convenient community access to commercial goods and services. To ensure that nonresidential uses are included within these commercial zoning districts, development sites must include nonresidential floor area as follows:

Zoning District	Minimum Required Nonresidential Floor Area
<u>B-1</u>	<u>Floor area ratio – 0.10</u>
<u>B-2</u>	<u>Floor area ratio – 0.10</u>
B-4	Floor area ratio - 0.10
C-2	Floor area ratio - 0.20
C-3	Floor area ratio - 0.25
C-4	Floor area ratio - 0.20
C-5	Floor area ratio - 0.25
<u>CR-1</u>	<u>Floor area ratio – 0.25</u>
<u>CX-2</u>	<u>Floor area ratio – 0.25</u>

§ 21.302.09 MULTIPLE-FAMILY DWELLING DESIGN AND PERFORMANCE STANDARDS.

(c) *Applicability.* The provisions of this section do not apply to multiple-family residential uses in the B-1, B-2, B-4, C-2, C-3, C-4, [~~and~~]C-5, CR-1, and CX-2 commercial zoning districts. See § 21.302.02 for applicable standards for residential uses in the B-1, B-2, B-4, C2, C-3, C-4, [~~and~~]C-5, CR-1, and CX-2 commercial zoning districts.

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 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