

ORDINANCE NO. 2026-23

AN ORDINANCE UPDATING CORNER LOT SETBACKS, WIDTH, AND AREA REQUIREMENTS, AND EDITING DEFINITIONS RELATED TO CORNER LOTS, 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 III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.01 DEVELOPMENT INTENSITY AND SITE CHARACTERISTICS.

(c) *Residential Zoning Districts.*

(1) *Residential site standards.*

<i>Zoning District</i>	<i>Site Area</i>	<i>Site Width</i>	<i>Density</i>		<i>Impervious Surface Area</i>
	<i>Minimum</i>	<i>Minimum</i>	<i>Minimum</i>	<i>Maximum</i>	<i>Maximum</i>
R-1	7,800 sq. ft. (corner lot [41,050] <u>9,100</u> sq. ft.)	<u>60 feet (corner lot 70 feet);</u> see (A) below	NA	NA	35% and see (B) below
RS-1	33,000 sq ft	<u>60 feet (corner lot 100 feet);</u> see (A) below	NA	NA	35% and see (B) below
R-1A	65,000 sq ft	<u>100 feet;</u> see (A) below	NA	NA	35% and see (B) below

(A) *Site width.* ~~[Site width for non-corner sites must be at least 60 feet in the R-1 and RS-1 zoning districts and at least 100 feet in the R-1A zoning district. Corner site width at both of the minimum required front setback lines must be at least 100 feet in the R-1, RS-1 and R-1A zoning districts.]~~ Single and two-family residential sites approved by the city after August 31, 2006 must

meet minimum site width requirements at the front setback line and over the first 50 feet of the site beyond the required front setback line.

§ 21.301.02 STRUCTURE PLACEMENT.

(d) *Residential District setbacks.*

(1) *Residential structure setbacks in residential districts.*

Zoning District	<i>Along Streets**</i>	<i>Rear</i>	<i>Side Not Along Streets</i>
	<i>Minimum</i>	<i>Minimum</i>	<i>Minimum</i>
R-1	30 feet <u>from the front lot line.</u> 20 feet <u>from the side street lot line.</u> [Setbacks also subject to the exception in subsection (3) below.]	30 feet 5 feet for garages and accessory buildings not connected to water or sanitary sewer service	10 feet 5 feet for garages and accessory buildings not connected to water or sanitary sewer service

Note: *No portion of an accessory building may be closer to the property line adjacent to a public street than the principal structure, <u>except where otherwise allowed by § 21.301.19(c).</u> **On flag lots, the minimum setback along a street is measured from where the minimum lot width begins.			

(3) ~~*Reserved.*~~[~~Exception for setbacks from side property lines abutting streets.~~ Where single family dwellings were legally constructed with a setback of 20 feet or more from a side property line abutting a street, the dwelling may be expanded without a setback variance provided the existing setback is maintained or increased. Where garages were legally constructed with a setback of 20 feet or more from a side property line abutting a street, the garage may be expanded without a setback variance provided the existing setback is maintained or increased and provided additional or expanded garage doors are not proposed to face the side property line abutting a street.]

§ 21.301.19 ACCESSORY BUILDINGS.

(c) *Location.*

<i>Zoning District</i>	<i>Minimum Setback in Front/and Side Yards Along Streets</i>	<i><u>Minimum Setback in Side Yards Along Streets</u></i>	<i>Minimum Setback in Rear Yards Along Streets</i>	<i>Minimum Rear Setback Not Along Streets</i>	<i>Minimum Rear Setback Along Alleys</i>	<i>Minimum Side Setback Not Along Streets</i>
Single-Family Districts R-1, R-1A, RS-1	Same as principal structures in the zoning district; however, detached structures are not permitted to be located closer to the <u>front</u> property line [along a street] than the principal structure.	<u>20 feet</u>	Same as principal structures in the zoning district.	5 feet 10 feet if connected to water or sanitary sewer service	5 feet	5 feet 10 feet if connected to water or sanitary sewer service
All other districts	Same as principal structures in the zoning district; however, detached structures are not permitted to be located closer to the property line along a public street than the principal structure.	<u>Same as principal structure setbacks for front yards in the zoning district; however, detached structures are not permitted to be located closer to the property line along a public street than the principal structure.</u>	Same as principal structures in the zoning district.	Same as principal structures in the zoning district, except that accessory buildings used to meet minimum parking requirements for multiplex or multifamily dwellings may be set back no closer than 10 feet from the rear property line	Same as principal structures in the zoning district, except that accessory buildings used to meet minimum parking requirements for multiplex or multifamily dwellings may be set back no closer than 10 feet from the rear property line along alleys.	10 feet

				not along streets.		
Guard, dispatch, security or gate houses in all but R-1, R-1A, RS-1, and R-3 Districts	Same as principal structures in the zoning district.	<u>Same as principal structure setbacks for front yards in the zoning district.</u>	Same as principal structures in the zoning district.	10 feet	Same as principal structures in the zoning district.	10 feet

DIVISION B: USE STANDARDS

§ 21.302.03 ACCESSORY DWELLING UNITS.

(b) *Standards.*

(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, three-family dwellings, fourplex dwellings, cottage court dwellings, detached townhouse dwellings, townhouse dwellings, multiplex dwellings or multiple-family dwellings. Detached accessory dwelling units must meet the following setback requirements:

<i>Minimum Setback in Front [and Side] Yards [Along Streets]</i>	<i>Minimum Setback in Rear Yards Along Streets</i>	<i>Minimum Rear Setback Not Along Streets</i>	<i><u>Minimum Side Street Yard Setback</u></i>	<i><u>Minimum Side Yard Setback</u> [Not Along Streets]</i>
Same as principal structures in the zoning district.	Same as principal structures in the zoning district.	15 feet	<u>20 feet</u>	10 feet

§ 21.302.04 TWO-FAMILY DWELLINGS.

(c) *Standards.*

(2) *Site size.* Two-family dwelling sites must have an area of at least 11,700 square feet for interior[~~lots~~] and [~~14,625 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]~~90 feet in width for corner lots.

ARTICLE VI: DEFINITIONS

§ 21.601 DEFINITIONS.

LOT LINE, FRONT. ~~[That boundary of a lot which is along an existing or dedicated street. The owner of a corner lot may select either street lot line as the ***FRONT LOT LINE***.]~~The boundary of a lot that abuts an existing or proposed front street.

LOT LINE, REAR. ~~[That boundary of a lot which is most distant from and is or is approximately parallel to the front lot line. If the ***REAR LOT LINE*** is less than ten feet in length or if the lot forms a point at the rear, the ***REAR LOT LINE*** will be deemed to be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.]~~The boundary line of a lot that is typically opposite the front lot line and abutting the rear lot lines of other lots.

LOT LINE, SIDE. ~~[Any boundary of a lot which is not a front or rear lot line.]~~Any boundary of a lot that is not a rear lot line, side street lot line, or front lot line.

LOT LINE, SIDE STREET. Any boundary of a lot that abuts an existing or proposed side street.

STREET LINE. The dividing line between the lot and the street.

STREET, FRONT. A primary street designated as a front street where principal building entrances and fronts of buildings face the street.

STREET, SIDE. A street designated as a side street that is not a front street or an alley.

YARD, REAR. The portion of the yard lying between the rear lot line and the rear line of the principal building, or if there is no principal building, the required rear setback line across the full width of the lot between the side lot lines. In those locations where an alley is platted in the rear of the lots, one-half of the width of the platted alley may be included as part of the rear yard area for required setback and encroachment purposes.

YARD, SIDE. ~~[The portion of the yard lying between a side lot line and the side line of the principal building, or if there is no principal building, the required side setback line between the front and rear yard.]~~A yard extending along the side lot line between the front and rear yards, and lying between the interior side of the principal building and the side lot line.

YARD, SIDE STREET. A street yard extending between the principal building and a non-front street right-of-way and lying between the front yard and the rear lot line.

YARD, STREET. Any yard between the principal building and a street right-of-way.

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 on June 15, 2026.

/s/ Tim Busse

Mayor

ATTEST:

APPROVED:

/s/ Priyanka Rai

Secretary to the Council

/s/ Melissa J. Manderschied

City Attorney