

ORDINANCE NO. 2025 - 02

AN ORDINANCE UPDATING SEVERAL STANDARDS APPLICABLE TO THE LARGE LOT SINGLE-FAMILY RESIDENTIAL (RS-1) AND RESTRICTED LARGE LOT SINGLE-FAMILY RESIDENTIAL (R-1A) 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 [] with ~~striketrough~~ text and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISON B: RESIDENTIAL ZONING DISTRICTS

§ 21.203.02 LARGE LOT SINGLE-FAMILY RESIDENTIAL (RS-1) DISTRICT.

(a) *Intent.* The Large Lot Single-Family Residential (RS-1) District is intended to:

(1) Provide locations for large lot, low density residential~~[single-family]~~ development in areas~~[of steep slopes, significant vegetation, wetlands or in areas substantially developed as large lots in order to preserve the character of the area; and]~~ that have a minimum of two of the following characteristics:

- (A) Steep slopes as defined in § 21.303.04;
- (B) Significant natural or native vegetation as determined by the City Forester;
- (C) Wetlands as defined in Minnesota Rules, Chapter 8420; or
- (D) Substantially developed as large lots; and

(2) Protect natural resources and ensure compatible redevelopment through appropriate development standards.

DIVISON H: USES

§ 21.209 USE TABLES.

(c) Residential Zoning Districts.

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

Social and Cultural Facilities

Private food service in institutional uses	A	[A]	[A]	A	A	A	A	A	A	
Funeral homes or mortuaries accessory to a cemetery or mausoleum	A									21.302.06
Columbaria accessory to place of assembly for worship, cemetery, or mausoleum	A	[A]	[A]	A	A	A	A	A	A	
Conservatory or green house, accessory to institutional use	A	[A]	[A]	A	A	A	A	A	A	

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.01 DEVELOPMENT INTENSITY AND SITE CHARACTERISTICS.

(c) Residential Zoning Districts.

(1) Residential site standards.

Zoning District	Site Area	Site Width	Density		Impervious Surface Area
	Minimum	Minimum	Minimum	Maximum	Maximum
R-1	7,800 sq. ft.	see (A) below	NA	NA	35% and see

	(corner lot 11,050 sq. ft.)				(B[€]) below
RS-1	33,000 sq. ft.	see (A[&B]) below	NA	NA	35% and see (B[€]) below
R-1A	65,000 sq. ft.	see (A[&B]) below	NA	NA	35% and see (B[€]) below

~~[(B) — Median site width. Site width for all single and two-family residential lots in the RS-1 and R-1A zoning districts approved or modified by the city after August 31, 2006 must meet or exceed 80% of the median site width of existing lots wholly or partially located within 500 feet of the perimeter of the proposed subdivision measured along existing or proposed public streets. In no event is site width for single and two-family residential sites required to exceed 120 feet. In calculating the median site width, the following sites are excluded:~~

- ~~—— (i) Sites that are not single or two-family residential sites;~~
- ~~—— (ii) Sites within the proposed subdivision;~~
- ~~—— (iii) Corner sites;~~
- ~~—— (iv) Flag sites;~~
- ~~—— (v) Sites approved through the Neighborhood Unit Development (NUD) process;~~
- ~~—— (vi) Through lots that do not take access from the same street;~~
- ~~—— (vii) For the purposes of calculating single-family residential site width, two-family sites are excluded; and~~
- ~~—— (viii) For the purposes of calculating two-family residential site width, in cases where horizontally attached two-family residential structures occupy two adjoining lots, site width is determined by adding together the width of each lot. Notwithstanding the requirements of city code § 21.301.01(c)(1)(A), legally created two-family residential sites may be subdivided in accordance with § 21.302.04(c)(16).]~~

(B[€]) *Storm water.* To mitigate the impacts of increased storm water runoff rates and volume, single-family dwellings must meet the following storm water standards:

(C[Ð]) Minimum gross density may be reduced by ten dwelling units per acre provided that structure lot coverage does not exceed 20% of the lot area and provided that the remaining vacant lot area provides reasonable opportunity for residential development above the minimum gross density for the entire site.

(D[E]) Maximum gross density may be increased an additional ten dwelling units per acre provided that the lot area is in excess of 200,000 square feet, that the property fronts on an arterial street and that it is contiguous to public open space larger than the site itself.

§ 21.301.02 STRUCTURE PLACEMENT.

(d) *Residential District setbacks.*

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

Zoning District	Along Streets**	Rear	Side Not Along Streets
	Minimum	Minimum	Minimum
R-1	30 feet. Setbacks also subject to the exception in subsection (3[4]) 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
RS-1	30 feet[or as required in subsection (3) below, whichever is greater*]. Setbacks also subject to the exception in subsection (3[4]) 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
R-1A	75 feet[or as required in subsection (3) below, whichever is greater*]. Setbacks also subject to the exception in subsection (3[4]) below.	75 feet 5 feet for garages and accessory buildings not connected to water or sanitary sewer service	30 feet 5 feet for garages and accessory buildings not connected to water or sanitary sewer service

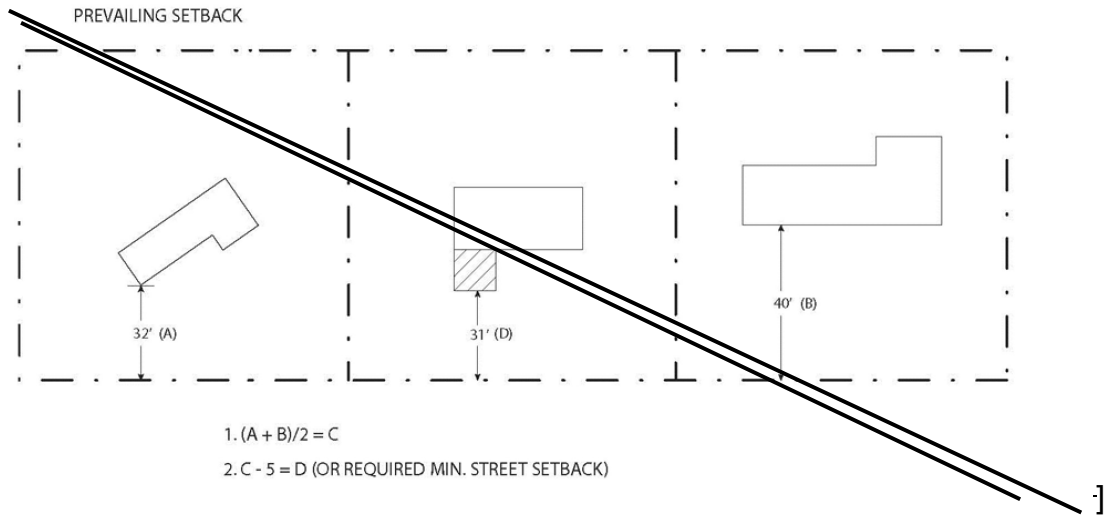
~~[(3) *Prevailing setback.*~~

~~— (A) *Intent.* Prevailing setback standards are intended to promote the compatibility of infill redevelopment with existing development in older neighborhoods.~~

~~— (B) *Applicability.* New single-family and two-family dwellings or additions in the R-1A and RS-1 Zoning Districts must meet increased setback standards along a street if the new dwelling directly abuts to one or more single-family dwellings that were in existence on October 7, 1974.~~

~~— (C) *Measurement.* The prevailing setback is the average minimum setback of each single-family dwelling on directly abutting sites along the same street segment and within the same block face.~~

~~— (D) *Standard.* When applicable and not otherwise set through a condition of approval, the required setback from a front or side property line adjacent to a street is five feet less than the prevailing setback, except that the structure may not have a setback from the front or side property line adjacent to a street that is less than the zoning district minimum and in no case may the additional required setback be more than 65 feet from the property line.~~



(3[4]) *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.

Passed and adopted this 24th day of February, 2025.

Mayor

/s/ Tim Busse

ATTEST:

/s/ Kaytlyn Danielzuk
Secretary to the Council

APPROVED:

/s/ Melissa J. Manderschied
City Attorney