

ORDINANCE NO. 2026-32B

AN ORDINANCE UPDATING LANGUAGE FOR NEW 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 II: DISTRICTS AND USES

DIVISION D: FREEWAY COMMERCIAL ZONING DISTRICTS

§ 21.205.06 REGIONAL COMMERCIAL (CR-1) DISTRICTS.

(h) *Dimensional requirements.*

Minimum district area	10 acres
Minimum lot size	2 acres
Minimum lot width	120 feet
Setback requirements	
Front yard	65 feet
Side yard	25 feet
Rear yard	25 feet
~~[Side or rear adjacent to a public street]~~ <u>Side street yard</u>	65 feet
Maximum structure lot coverage	30%

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.02 STRUCTURE PLACEMENT.

(b) *Table key.* The following labeling conventions apply to each table in this section.

(2) *Reserved.* ~~[Rear and side. For corner sites that abut two public streets and for which it is not apparent due to lot configuration or past approval which property line is the rear and which property line is the side, the applicant may select which property line to consider rear and which to consider side.]~~

(g) *Setback encroachments.* Selected building features, site features, structures, and equipment are allowed to encroach into the required setback area to the extent specified below. Selected building features, site features, structures and equipment specified below must not encroach into public easements of record, unless there is written approval of the issuing authority to allow an encroachment as outlined in subsection (c).

(2) *Permitted encroachments; required setbacks.* Except as prohibited by Chapter 17, Article II, Division E of this code, the building features, site features, structures and equipment listed below will be permitted to locate in yards and to encroach into required zoning district setbacks to the extent specified in this section, but in all cases must maintain the minimum setback indicated.

(A) *Yards.* The established yards of the Zoning Code and any primary zoning district. For the purposes of this section, the terms "front yard," "side yard", "side street yard", and "rear yard" will have the same meanings as defined in § 21.601 ~~[except that any yard adjacent to a public street will in all cases be considered a "front" yard for setback purposes unless otherwise specified]~~.

(4) *In residential zoning districts.*

(F) Clothes lines and laundry drying equipment are not permitted within the front yard and will be located only in side and rear yards where side and rear setbacks of not less than five feet must be maintained. ~~[In instances where the side or rear yard abuts a public street]~~ In the side street yard, the required setback will be no less than the required setback for a principal building in the zoning district.

(H) Permanently installed outdoor fireplaces and barbecues are not permitted within the front yard and will be located only in side and rear yards. Such features shall not encroach into the required side setbacks and may encroach up to 15 feet into the required rear setback provided that a rear setback of not less than 15 feet must be maintained. ~~[In instances where the side or rear yard abuts a public street]~~ In the side street yard, a setback of not less than the required front setback must be maintained.

(J) Other recreational equipment, such as, but not limited to, play apparatus over four feet in height, ice rinks, skateboard ramps over two feet in height, trampolines, hot tubs or whirlpools, and children's swimming pools over two feet in height are not permitted within the front yard. Such features are permitted in side and rear yards provided that side and rear setbacks of not less than 15 feet must be maintained, including in side street yards~~[those instances where the side or rear yard abuts a public street]~~.

(5) *In nonresidential zoning districts.*

(B) Newspaper boxes are permitted in the front, side and rear yards when the property is occupied by a principal building, provided that a front setback of not less than 15 feet and side, and rear setbacks of not less than five feet must be maintained. ~~[In instances where the side or rear yard abuts a public street]~~In the side street yard, a setback of not less than the required front setback must be maintained.

§ 21.301.08 FENCES.

(c) *Height.* Except where otherwise required by this code, the following regulations apply to fence height. For the purposes of fence height requirements, alleys are not considered a street.

(2) *Exceptions and interpretation.* The following exceptions and guidance on interpretation apply to fence height limitations:

(B) Any residential fence may rise to a height of eight feet if the following locational requirements are all met:

(ii) Fences located within side or rear yards~~[not abutting a street]~~ must meet the required setback from a specific property line for a principal structure in the applicable zoning district;

(C) A residential fence in the ~~[side yard or rear yard along a street]~~side street yard of a corner lot may rise to a height of six feet when located behind the rear plane of the principal structure to the rear lot line;

§ 21.301.13 RECREATIONAL VEHICLES.

(c) *Standards.*

(2) *Standards applicable in Single-Family Residential (R-1A, R-1, RS-1) Zoning Districts.*

(C) *Location.*

(iii) *Placement in side yards*~~*[not abutting a street]*~~.

(aa) Recreational vehicles must be set back at least five feet from any side lot line~~*[not abutting a street]*~~.

(iv) *Placement in front* ~~*[yards]*~~ *or side* ~~*[yards abutting streets]*~~ *street yards.*

(D) *Screening.* Visual screening in the form of a fence or live evergreen plantings must be provided where the recreational vehicle is readily visible from abutting properties and is placed in a rear yard, in a side yard~~*[not abutting a street]*~~, or in a front or side street yard ~~*[abutting a street]*~~ when the full RV is less than eight feet in front of the plane of the wall of the dwelling facing a street. A recreational vehicle is readily visible if more than 50% of its horizontal length can be viewed from within a primary dwelling on an abutting lot.

§ 21.301.16 EXTERIOR STORAGE.

(a) *In Residential (R) Districts.*

(2) ~~*[Where a rear yard or a side yard in a residential zoning district abuts a public right of way, garbage receptacles are prohibited in the setback area of such rear or side yard and, if located or placed in such rear or side yard, must be screened from view from such street.]*~~ *Garbage receptacles are prohibited in the setback area of side street yards and, if located or placed in a side street yard, must be screened from view from such street.*

DIVISION B: USE STANDARDS

§ 21.302.07 SINGLE-FAMILY RESIDENTIAL STANDARDS.

(b) *Standards.*

(1) *Private swimming pools.*

(A) *Location.*

(i) Front yard - not permitted.

(ii) Side and rear yard [~~not abutting a public street~~]- a minimum setback from property lines must be provided of at least 18 feet to the water's edge of the pool and 15 feet to any appurtenant equipment not enclosed in a building. If located within a structure or accessory building see [city code] § 21.301.19 for applicable standards.

(iii) [~~Side and rear yard abutting a public street~~]Side street yard - minimum setback matches the required setback of the principal structure in the zoning district, see [city code] § 21.301.02.

(2) *Permanent or seasonal recreational courts.*

(A) *Location.*

(i) Front yard - not permitted.

(ii) Side and rear yard [~~not abutting a public street~~]- a minimum setback from property lines must be provided of at least 15 feet.

(iii) [~~Side and rear yard abutting a public street~~]Side street yard - minimum setback matches the required setback of the principal structure in the zoning district, see city code § 21.301.02.

§ 21.302.27 DAY CARE FACILITIES.

(c) *Standards.*

(3) *Day care facilities in residential districts.*

(B) Structured area for active play or play structures must not be located in front or side street yards [~~abutting streets~~] in residential zoning districts.

§ 21.302.37 TOWERS AND ANTENNAS.

(f) *Tower setbacks.* Towers must conform with each of the following minimum setback requirements.

(3) Towers must not be located between a principal structure and a public street, with the following exceptions:

(A) In industrial zoning districts, towers may be placed within a side yard abutting an internal industrial street;

(B) On sites adjacent to public streets on all sides, towers may be placed within a side street yard abutting a local street; and

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 28th day of September, 2026.

/s/ Tim Busse

Mayor

ATTEST:

APPROVED:

/s/ Priyanka Rai

Secretary to the Council

/s/ Melissa J. Manderschied

City Attorney