

ORDINANCE NO. 2026-32F

AN ORDINANCE CLARIFYING LIGHTING COMPLIANCE FOR MILL AND OVERLAY PROJECTS, 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.

~~[(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. 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.]~~

(e[f]) *Reserved.*

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, 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, in accordance with § 15.13. 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, accessibility to the physically disabled, parking space and drive aisle dimensions, and lighting standards. Modification 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 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. 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 City Code and the Minnesota State Building Code, as adopted in § 15.01.

§ 21.301.07 EXTERIOR LIGHTING.

(h) *Conformance triggers.* Any new lighting designed after the effective date of this section must be in compliance with the requirements of this section. Any lighting legally in existence before the effective date of this section that does not comply with its requirements must come into compliance upon the occurrence of any of the following events. Any lighting illegally in existence before the effective date of this section must come into compliance immediately upon adoption of this section.

(2) *Removal and replacement of parking lot surface.* When less than 50% of the gross area of the parking lot ~~[surface]~~ on a particular site is reconstructed ~~[removed and replaced]~~, the parking area reconstructed ~~[replaced]~~ must be provided with lighting in compliance with this section within 30 days of parking lot completion. If 50% or more of the parking area on a particular site is reconstructed ~~[removed and replaced]~~ within one year, the entire parking lot or lots on the site where the construction activity occurs must be brought into full compliance with this section within 30 days of parking lot completion. A parking lot or portion thereof is reconstructed ~~["removed and replaced"]~~ when any portion of the existing parking lot base ~~[surface]~~ material is removed and ~~[a]~~ new base material ~~[surface]~~ is installed. A parking surface mill and overlay, where the parking lot base material is left intact, is considered maintenance and does not trigger lighting compliance.

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 28th day of September, 2026.

/s/ Tim Busse

Mayor

ATTEST:

APPROVED:

/s/ Priyanka Rai

Secretary to the Council

/s/ Melissa J. Manderschied

City Attorney