

ORDINANCE NO. 2026-32J

AN ORDINANCE UPDATING ACCESSORY DWELLING UNIT MINIMUM AND MAXIMUM SIZES AND CHANGING SITE PLAN REQUIREMENTS, 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 B: USE STANDARDS

§ 21.302.03 ACCESSORY DWELLING UNITS.

(b) *Standards.*

(8) *Size.* The size of a detached accessory dwelling unit will not count toward the combined maximum size for accessory structures allowed on a lot (see § 21.301.19). Both detached and attached accessory dwelling units must meet the following size standards:

(A) *Minimum size.* Accessory dwelling units must be at least ~~[300]~~190 square feet in area.

(B) *Maximum size.* Accessory dwelling units must be no larger than ~~[1,000]~~1,200 square feet in area.

(c) *Site plan requirements.* Any application for an accessory dwelling unit must be accompanied by:

(1) An existing conditions survey showing property lines, existing and proposed structures, existing and proposed impervious surface areas (call out overall percentage impervious), setbacks and required off-street parking;

(2) ~~[A letter of narrative describing the proposed accessory dwelling unit]~~Reserved;

(3) Elevation drawings depicting the proposed structure from all four directions; and

(4) A floor plan of the accessory dwelling unit indicating points of entrance and floor areas.

(5) In the event an accessory dwelling unit is proposed entirely within the existing floor area of a single-family dwelling, the existing conditions survey is not required and elevation drawings are required only for those elevations proposed to be altered.

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