



# Single and Two Family Home Standards Update

The City of Bloomington is considering updates to City Code requirements for Single Family and Two Family homes.

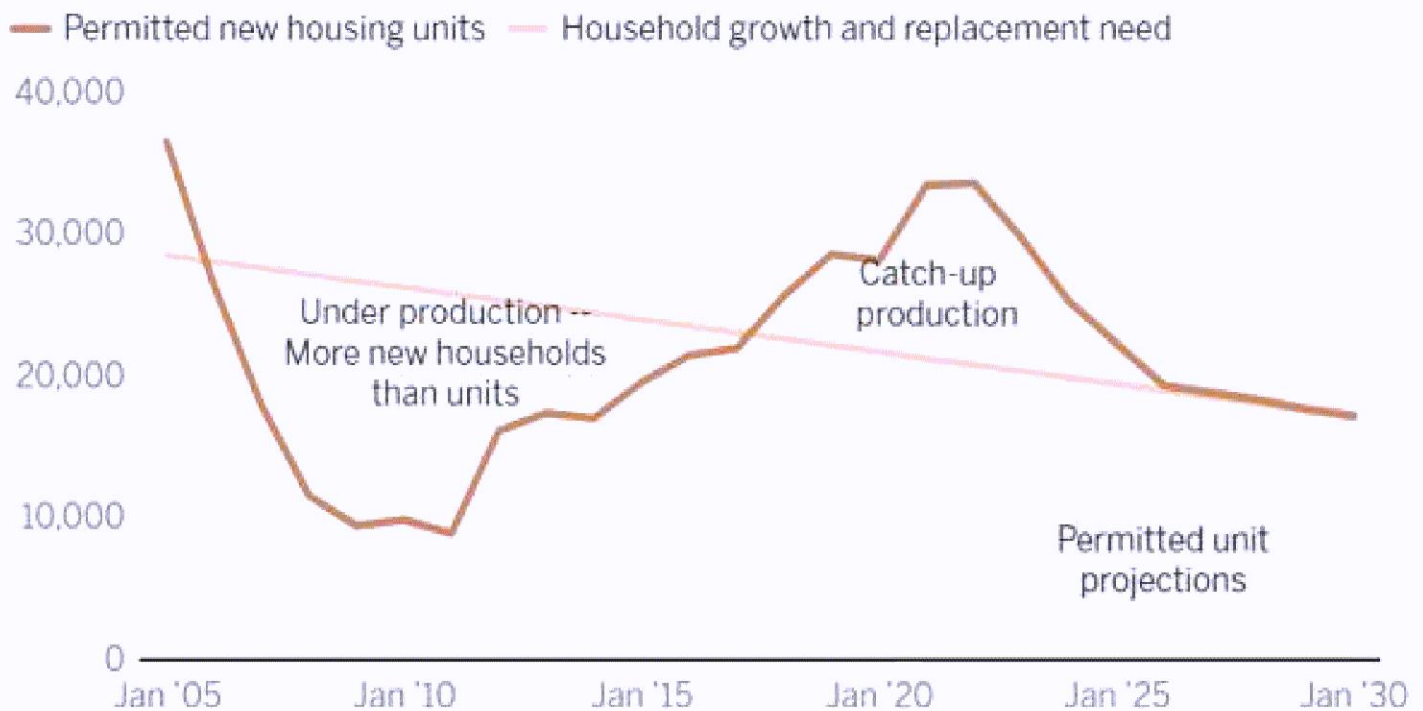
**September 30, 2022**

The City is updating the Single and Two Family Home Development Standards. The proposed code amendments help further the the following project goals:

- Encourage more housing options

- Increase housing affordability
- Address racial equity by identifying and removing potentially discriminatory policies
- Encourage healthy and sustainable communities

OWNER-OCCUPIED AND RENTAL UNITS



**Major Issues**

- Housing costs increasing for all housing types (Owner, Renter, Single Family, Two-Family, Multi-family)
  - This is largely due to lack of supply because of under production in the Twin Cities metro (see

chart) after the housing market crash of 2008.  
All housing types are needed to help fill the gap.

- The code sets minimums which can influence hard costs such as:
  - Land cost (smaller lot size)
  - Building design (more flexibility)
  - Materials
  - Size

Chart Source: JimFoster, Star Tribune • Source: HUD  
State of the Cities Data System and the  
Minnesota Housing Finance Agency



## Major Issues

- Code can sometimes be difficult to understand or cumbersome for existing residents, contractors, and developers



## Major Issues

- Large demand for a wide range of detached housing types but existing code sets minimum development standards above and beyond what the market demands

## Potential Code Amendments

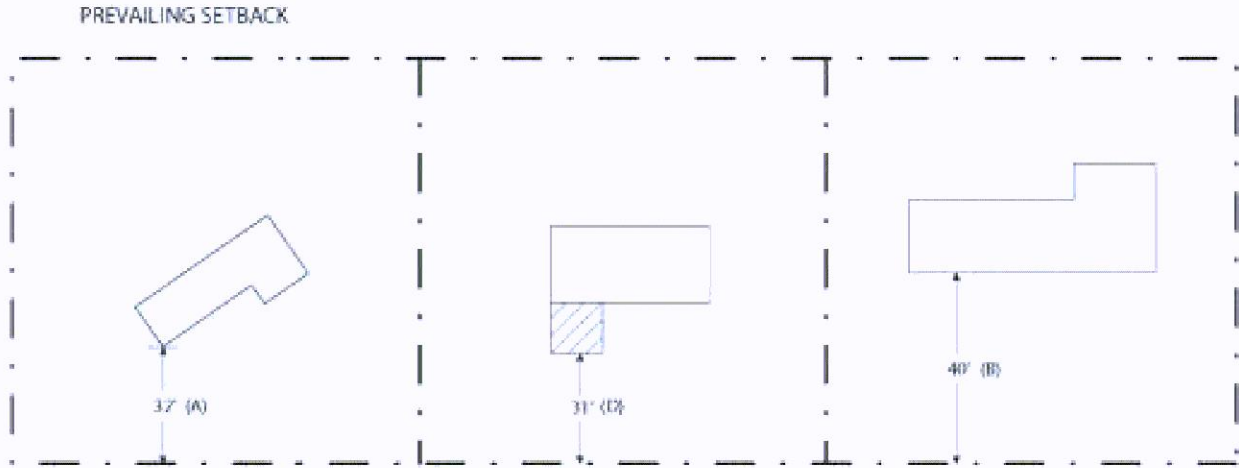
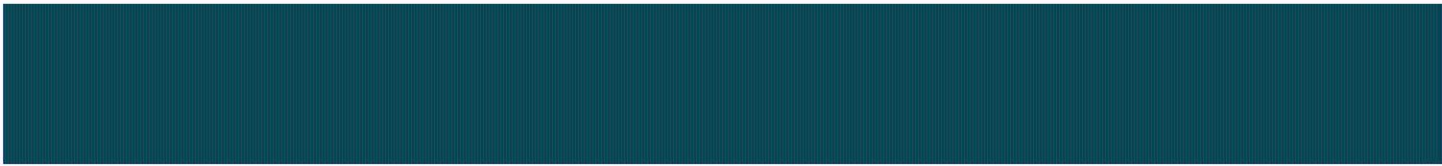
The City Council, Planning Commission, and Housing and Redevelopment Authority have provided clear guidance on code updates. The following amendments are likely to move forward with this code update.



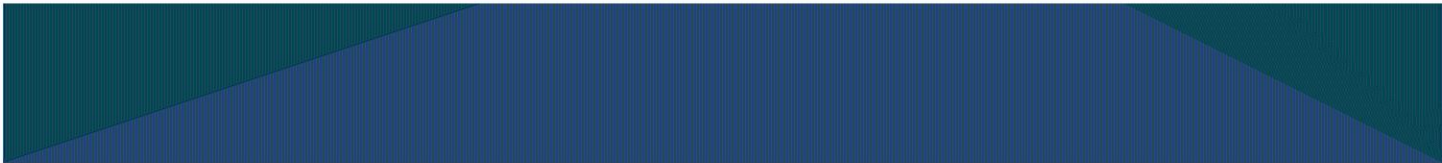
### Corner Lot Minimum Size

Corner lots currently are required to be 15,000 SF or 4,000 SF more than the single family lot standard. This is because the corner lot has a second front yard of 30 feet. However, the minimum lot of a mid block lock has a side yard of 5 feet so the actual need is 25 feet

for the setback. This means the additional space needed for a corner lot is closer to 3,250 SF.



1.  $(A + B)/2 = C$
2.  $C - 5 = D$  (OR REQUIRED MIN. STREET SETBACK)



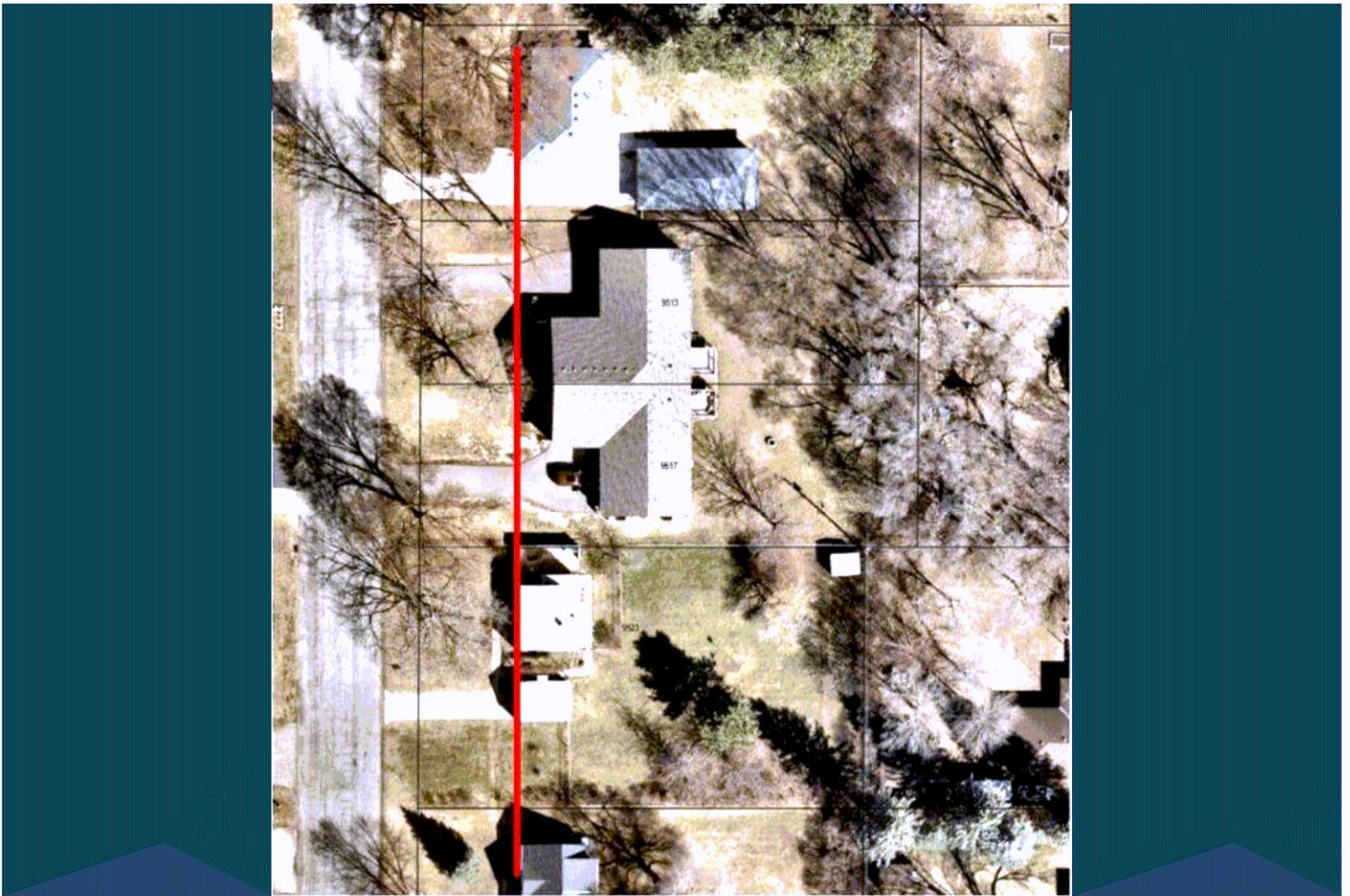
### Prevailing Setback

For properties adjacent to single family homes built before 1974 a prevailing setback is applicable. This is an average of the properties minus 5 feet. (example shown in image) This does have a maximum setback (could be greater than the minimum) and is only applicable to those who happen to be next to older existing structures. Its is proposed to simplify the code by applying the standard 30 feet front setback for all single family homes.



## Median Lot Width

Currently, lots must be at least 80% of the median site width of existing lots located within 500 feet of the perimeter of the subdivision or at least 80 feet wide. This can be difficult to calculate especially with lots that have unique shapes and are in densely packed neighborhoods. Council, Planning Commission, and HRA are in support of simplifying lot width to one standard size. The lot width is intrinsictly tied to lot size which will be discussed in the amendment option section.



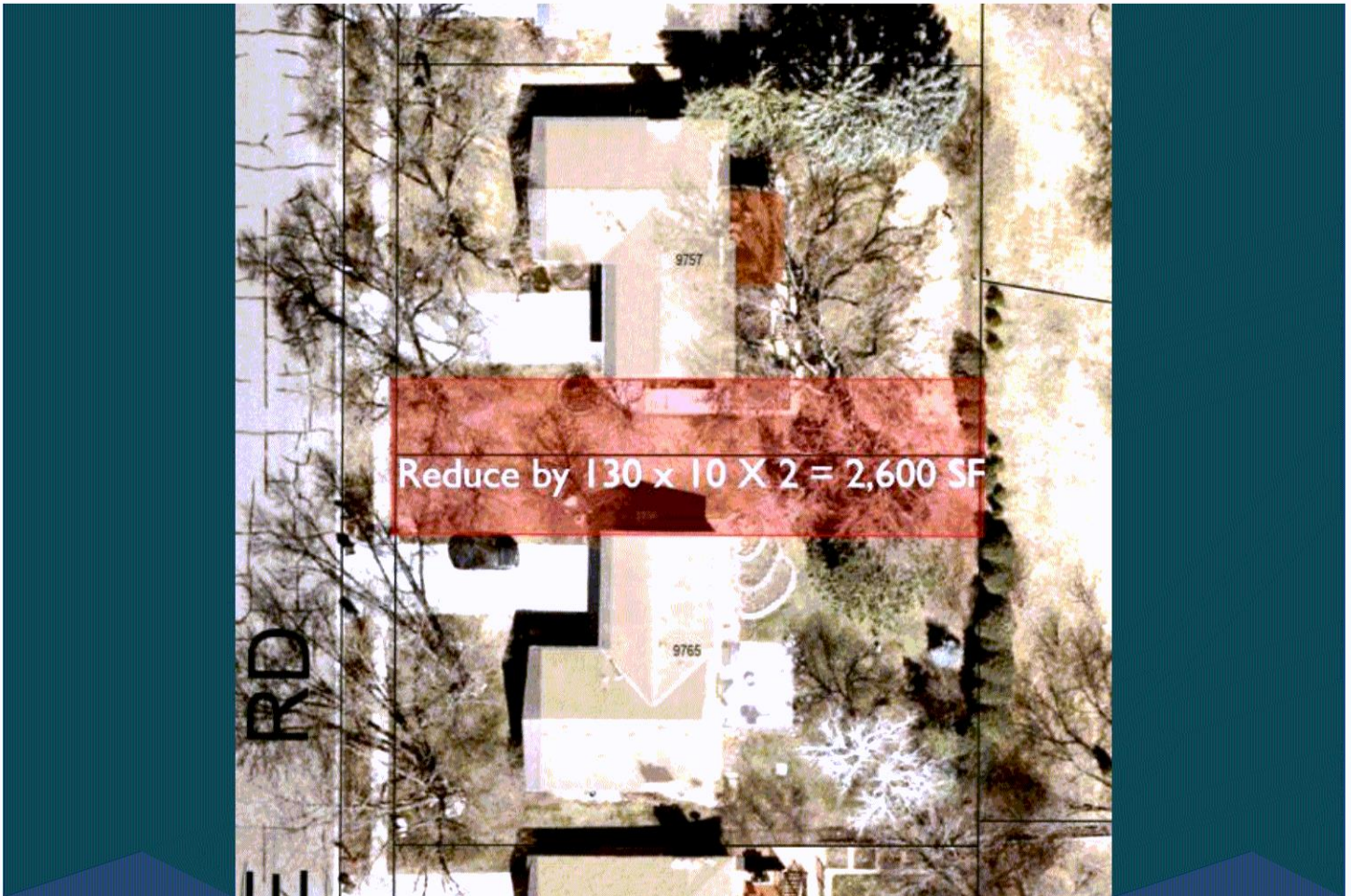
## Two Family Home Setback

Currently, two family homes must meet a 50 foot front yard setback. This was intended to soften the large massing of the building in a single family context. However, since its adoption, new standards related to garage size and articulation have been adopted and this standards unnecessarily adds development constraints on new development. It is proposed to utilize the same front yard setback as single family homes, which is proposed to be 30 feet.

Currently, 222 or 65% of two family homes do not meet the 50 foot setback. Updating this standard to



30% would bring 57% of two family homes into conformance.



## Lot size

Two family homes currently are currently required to be on lots 15,000 SF (18,000 SF for corner lots). This is intended to account for the loss of the sideyard of a typical single family home. It is proposed to continue to use this methodology and reduce the single family lot size by 2,600 SF. (130 foot lot length X 10 Foot sideyard requirement X 2 lots = 2,600 SF)

## Standards to Be Determined

There are three potential amendments that have yet to be determined. The City Council, Planning Commission, and HRA Board have provided initial guidance but requested additional information and outreach. The three items to be finalized are

- Minimum lot size/lot width
- Minimum garage size/ parking requirement
- Two Family home approval process

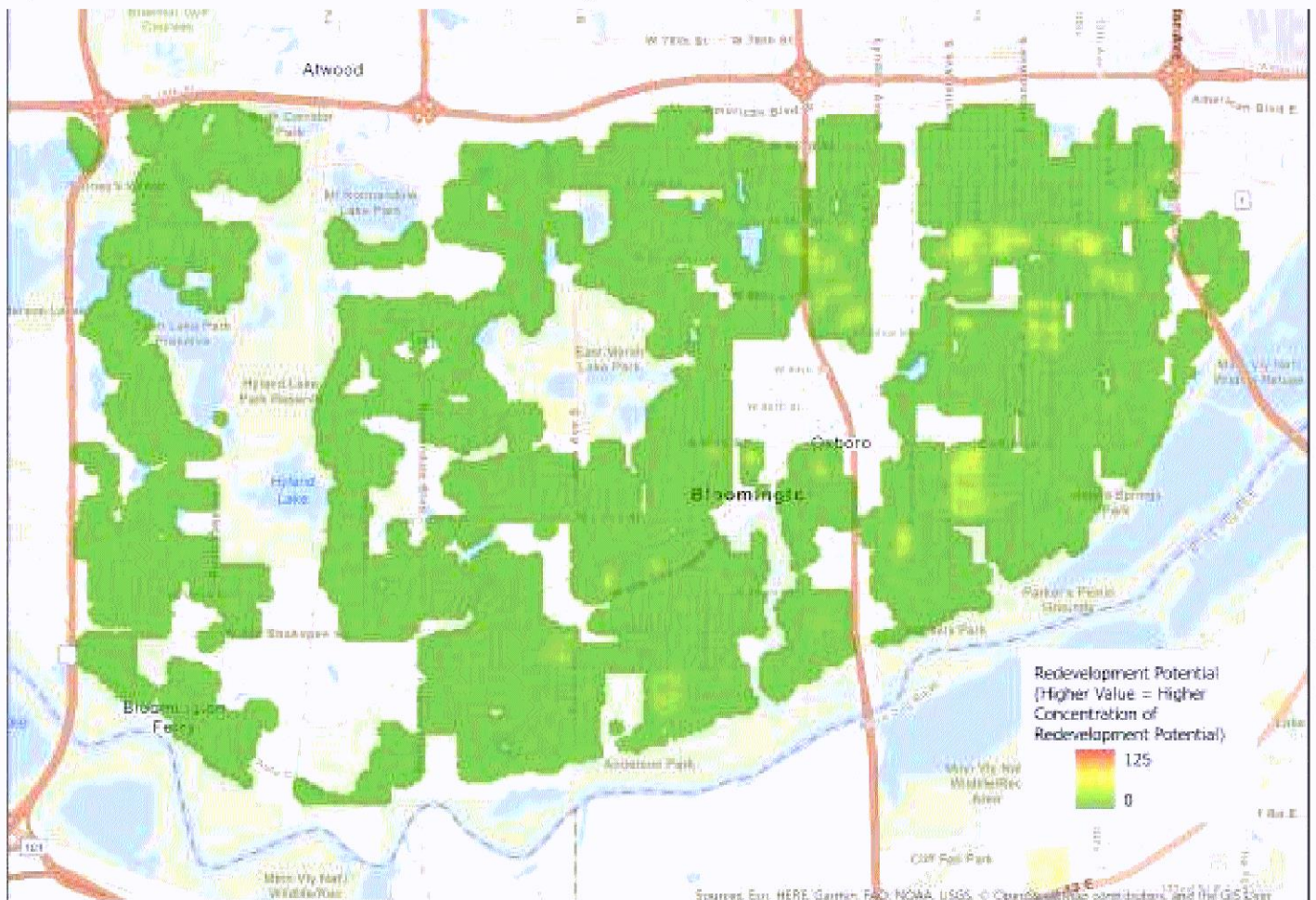


### Minimum Lot Size and Width

Lot size and lot width are intrinsically related. Lot length is already dictated by the street network. This means any reduction in lot size is due to lot width. Currently the minimum lot width is 80 feet with a median lot width requirement.

To simplify the code one standard is proposed. There is still input to be gathered on what that standard lot width is. There are a few considerations:

- 1) impervious surface (letting water infiltrate into the ground rather than run into storm sewer)
- 2) potential for subdivision (its easier to purchase and subdivide 1 lot verse multiple lots, blue lots show lots wider than 100 feet)
- 3) existing non-conformities (the lots in red do not meet current lot width standard of minimum 80 feet)



## Redevelopment Potential and Gentrification

One concern among policy makers is the potential for too much redevelopment which could lead to gentrification. Staff has conducted GIS analysis to identify where hot spots for redevelopment could occur if 50 foot/6500 SF lots were the minimum. The analysis looked at lot size and parcel value (larger lot and lower value = higher redevelopment potential) to identify higher likelihood of development. It then looked for concentrations of these high potential lots. As depicted in the map, while some neighborhoods have modest redevelopment potential (yellow areas) it is not at a level that would indicated any substantial

redevelopment in one neighborhood even for a 50 foot wide/6,500 SF lot. If an unexpectedly high level of redevelopment occurs there is the option to amend the code standard. It should be noted, that this analysis ignores specific site characteristics (location of existing homes, slope, utility locations, etc.) that would further impede development indicating most neighborhoods have a low development potential and low likelihood of gentrification or displacement of current residents.



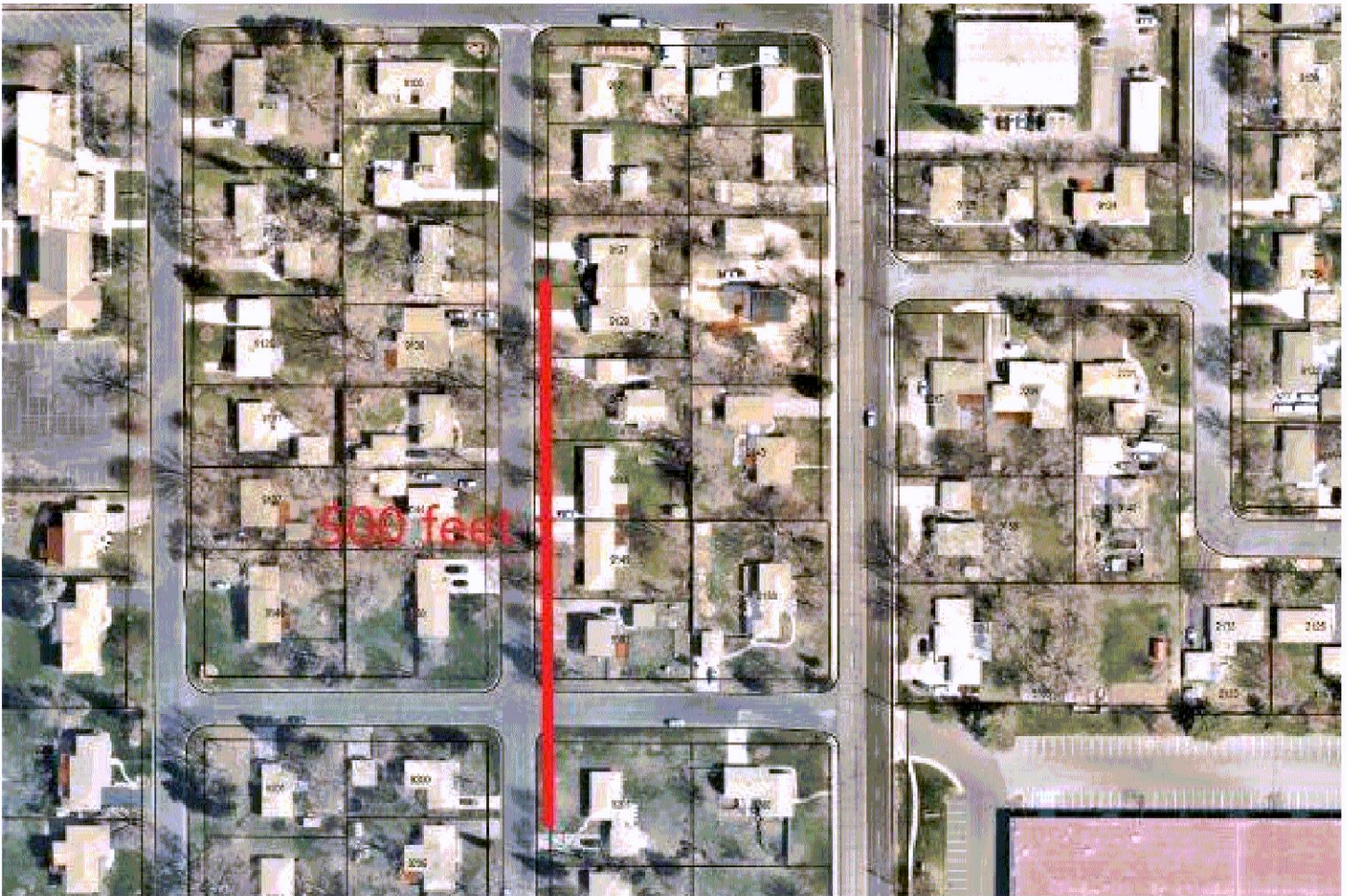
## **Garage Size and parking requirement**

The existing standard requires single family and two family homes to provide a two car garage. This requires at least 400 square feet and builds in a minimum cost and impervious surface coverage with the garage and leading driveway.

About 15% of Bloomington properties do not meet this requirement. In most those situations there is only a single car garage.

Options are to

- 1) Continue with require a 2 car garage (provides storage space
- 2) reduce a single car garage with room for expansion
- 3) reduce to a single car garage requirement
  - not everyone requires space for 2 car garage
  - impervious surface coverage
  - reduced development costs



## Two Family Home Approval Process

Two-family homes are permitted in single family zoning district. As described above some extra requirements are in place for two family homes. However, if located within 500 feet on the same street the two family home requires a conditional use permit with a public hearing.

We are looking for input on

1. What minimum lot size should be set at?
2. What should be the minimum garage size?

# Single and Two Family Home

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## **SURVEY RESPONSE REPORT**

26 August 2020 - 30 November 2022

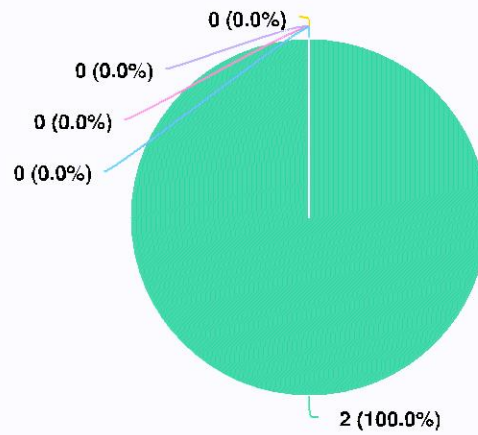
### **PROJECT NAME:**

Single and Two Family Development Standards Update





SURVEY QUESTIONS

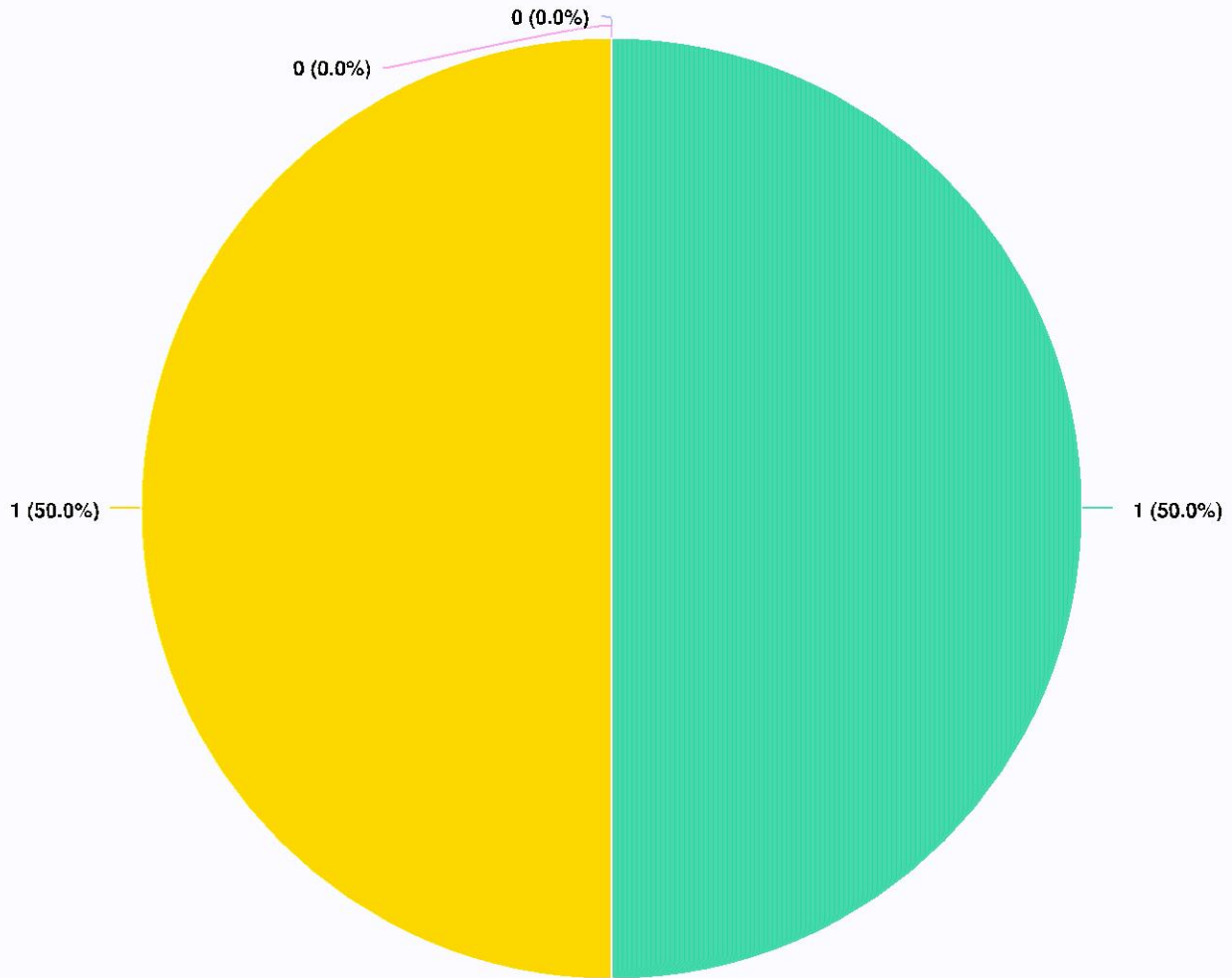
**Q1 Who are you?****Question options**

Resident    Realtor    Developer    Builder    Other (please specify)

*Optional question (2 response(s), 0 skipped)*

*Question type: Radio Button Question*

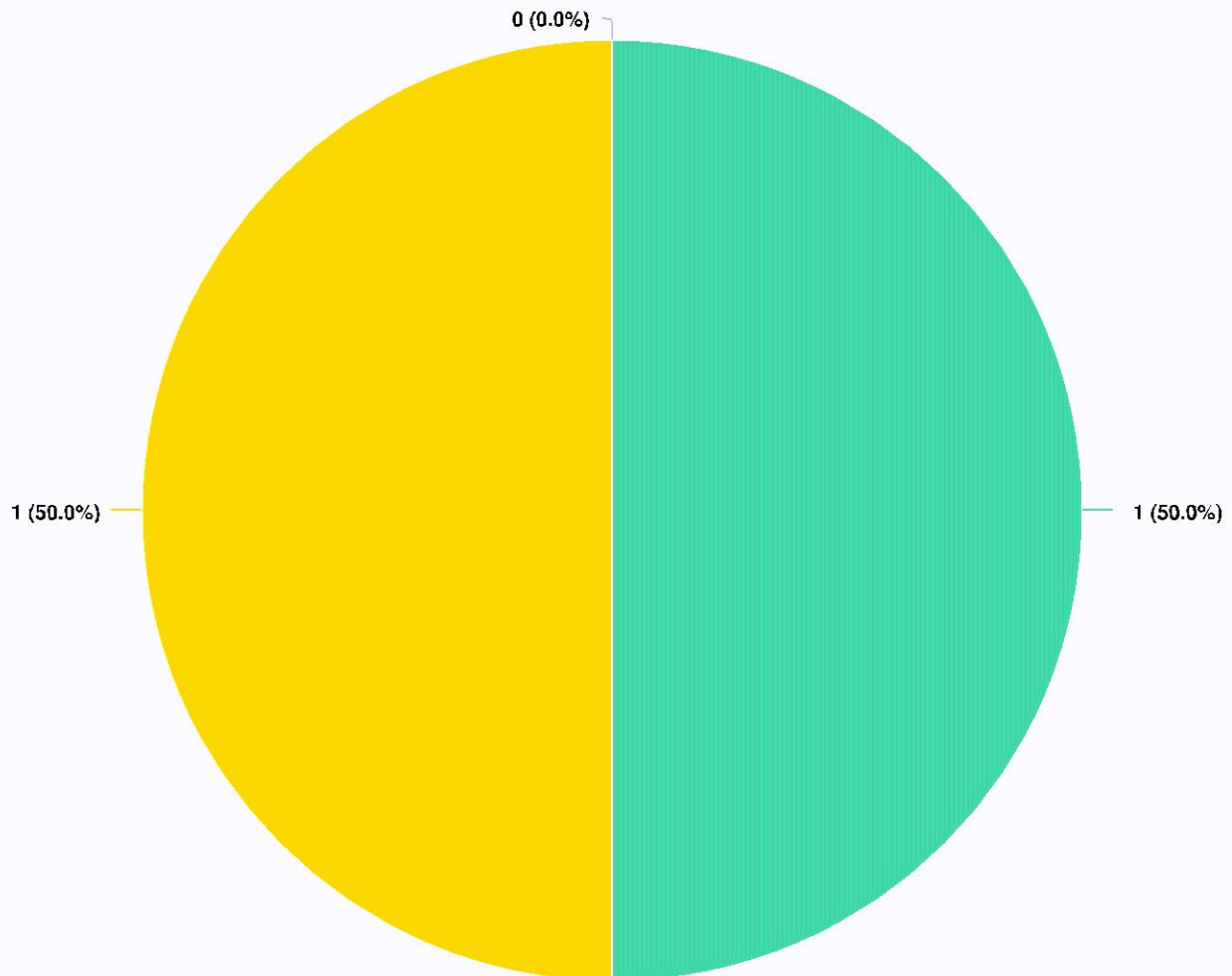
**Q2 What Should the new Minimum Lot Size and Lot Width Be?**



**Question options**

- 50 feet and 6,500 SF
- 55 feet and 7,150
- 60 feet and 7,800 SF
- 70 feet and 8,750 SF

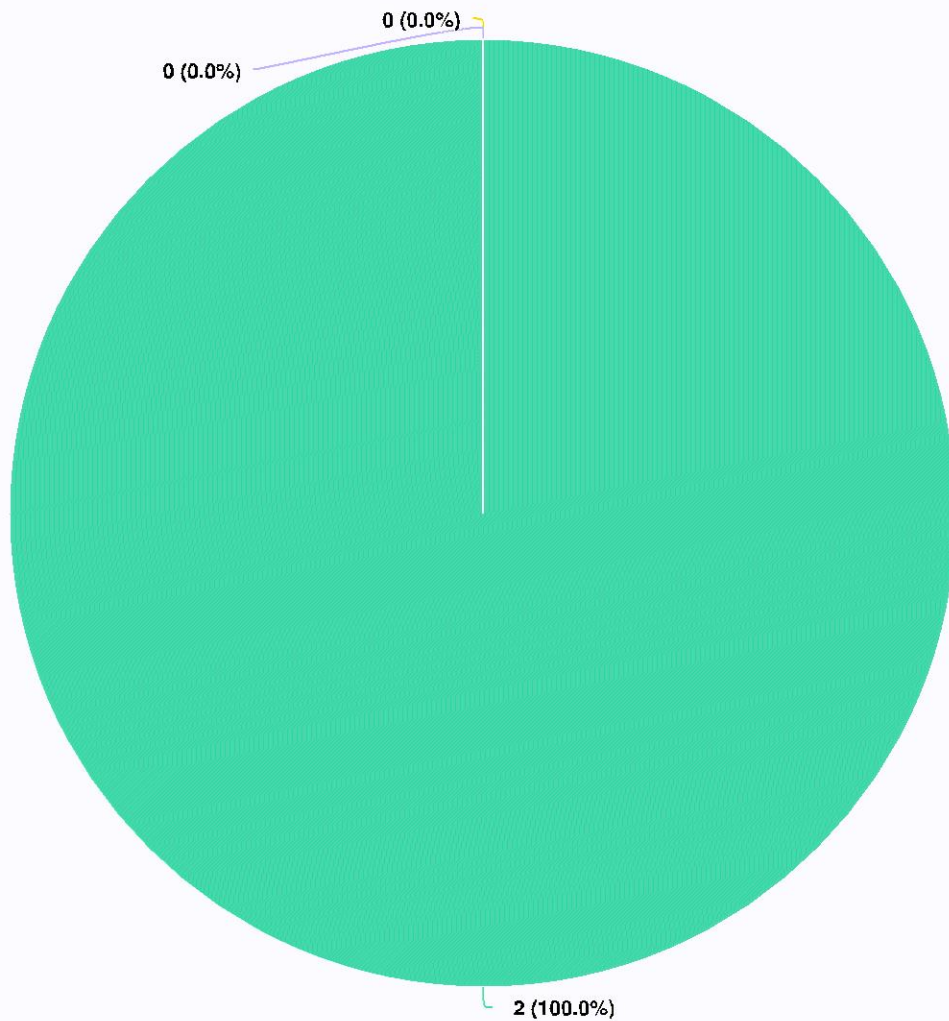
Optional question (2 response(s), 0 skipped)  
 Question type: Radio Button Question

**Q3 What should the minimum size garage be for single and two family homes?****Question options**

No Minimum Requirement (let developer/owner decide)     1 Car Garage     2 Car Garage

*Optional question (2 response(s), 0 skipped)*

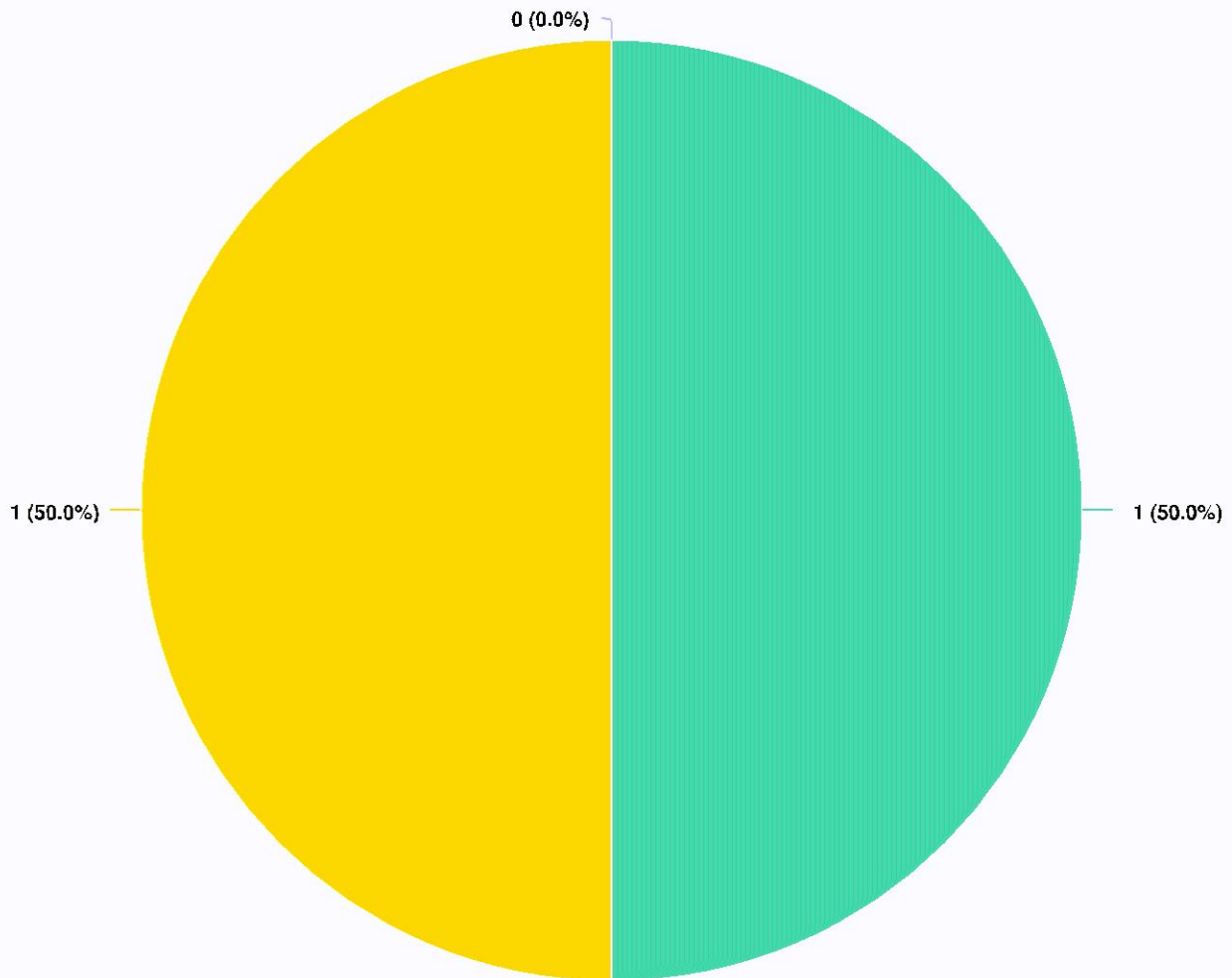
*Question type: Radio Button Question*

**Q4 What should the approval process be for two-family homes within 500 feet of existing two-family homes?****Question options**

- No additional approval - rely on City Code requirements
- Planning Commission Approval (adds about 4-6 weeks)
- City Council (Current standard adds 6-8 weeks)

Optional question (2 response(s), 0 skipped)

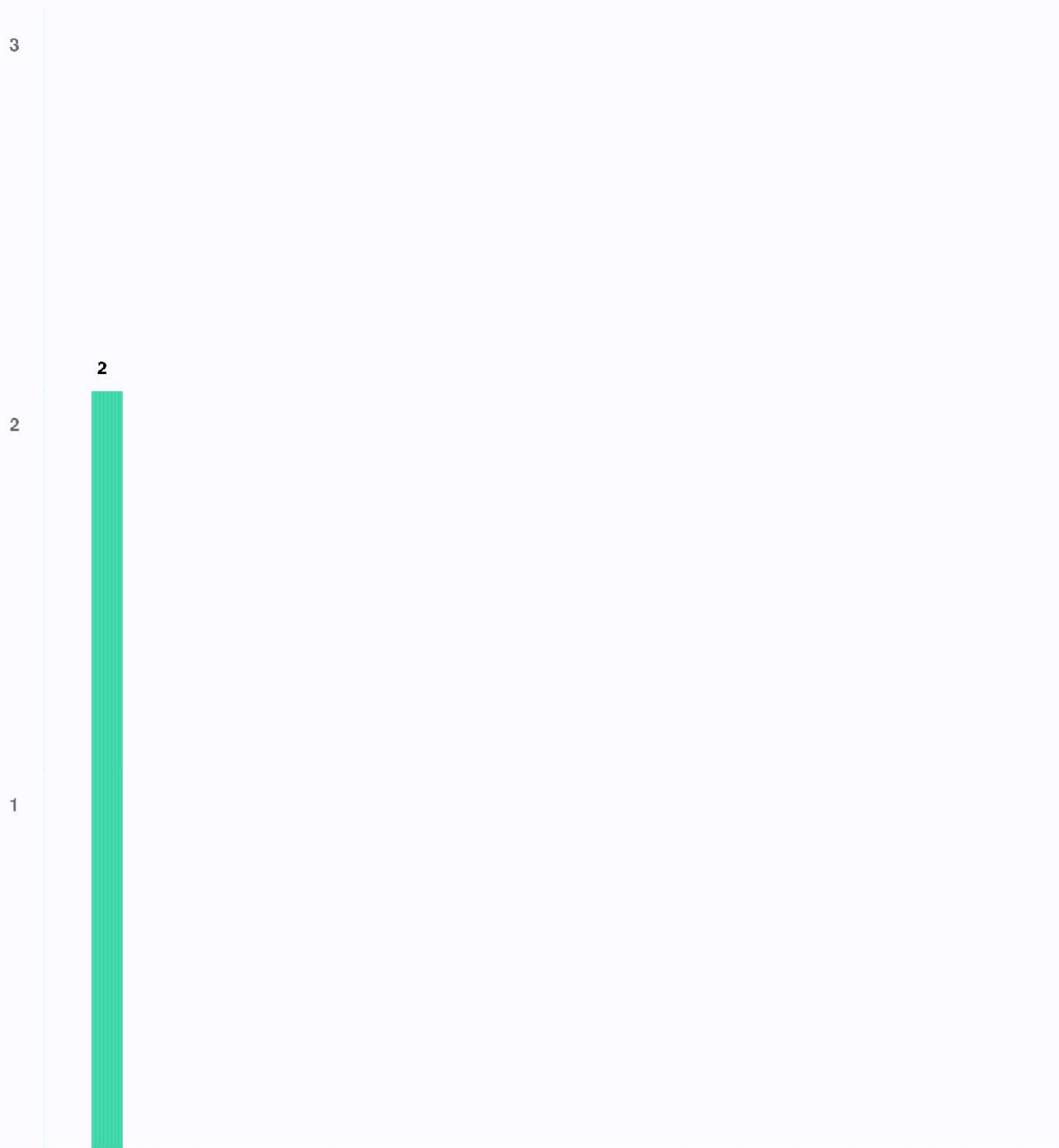
Question type: Radio Button Question

**Q5 Gender (Optional)****Question options**

Female    Male    Non-binary

*Optional question (2 response(s), 0 skipped)  
Question type: Radio Button Question*

**Q6 Please select your Race/Ethnicity (check all that apply). (Optional)**

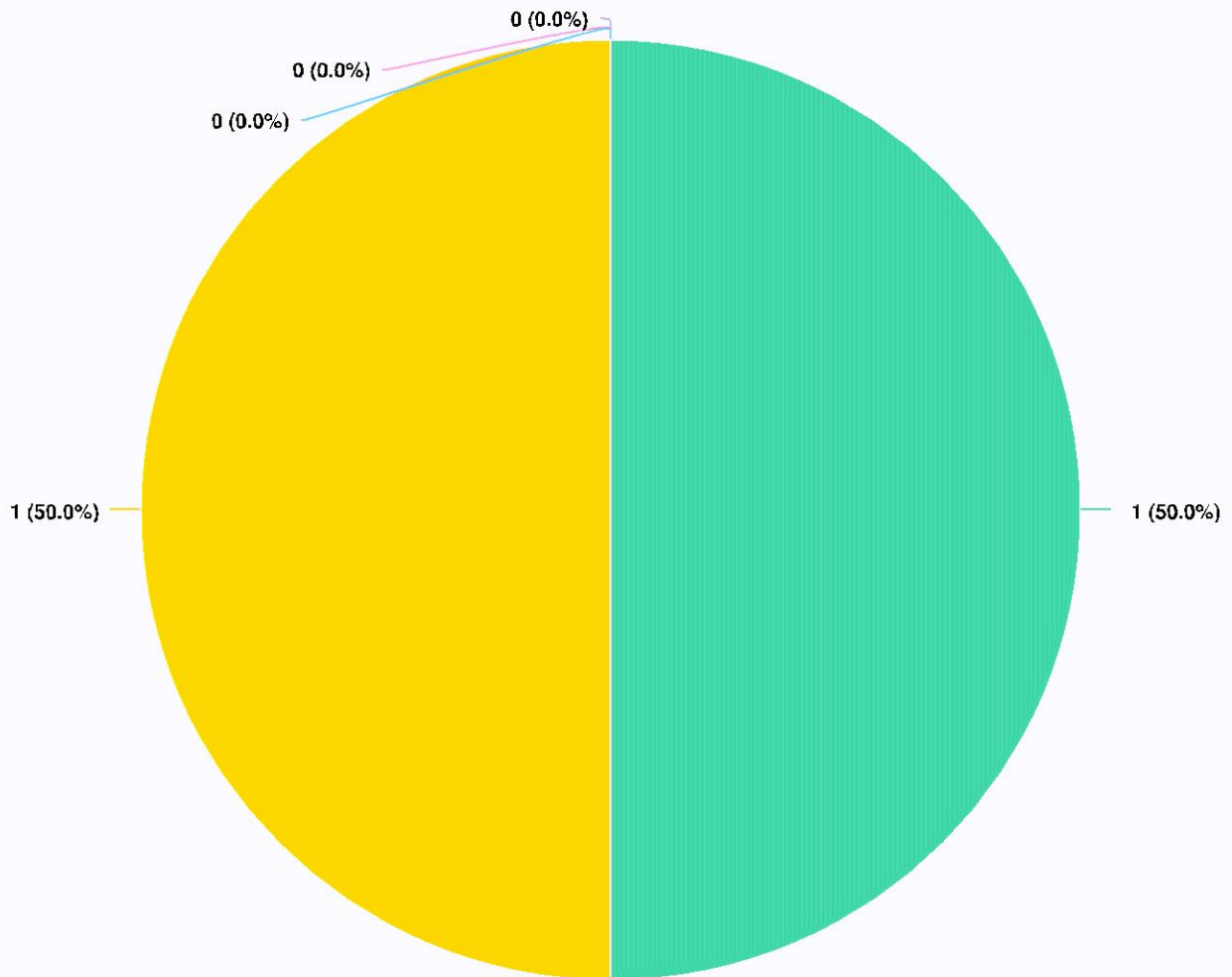


**Question options**

- White
 ● Black or African American
● Native Hawaiian or other Pacific Islander
● American Indian or Alaska Native
- Asian
 ● Latino/Latina/Latinx
● Prefer not to say
● A race or ethnicity not listed here:

*Optional question (2 response(s), 0 skipped)*  
 Question type: *Checkbox Question*

**Q7 Zip Code (Optional)**



**Question options**

- 55425
- 55431
- 55420
- 55437
- 55438

Optional question (2 response(s), 0 skipped)  
 Question type: Radio Button Question



3. What should be the approval process for two family homes located near other two-family homes?

The link below will take you to a survey regarding these issues and allow you to provide additional input.

[Click Here to Provide Feedback](#)