

PL202500033  
PL2025-33

BEST OF  
**BLOOMINGTON**





# Small Business Codes and Processes Phase 1 Ordinance

City Council | June 2, 2025

Dakota Kastenday, AICP, Planning Supervisor

# PHASE I TOPICS



- Modifications to **odor mitigation standards** to reduce cost and process for food establishments
- Modifications to **parking flexibility measures**, including a new flexibility measure for reuse of commercial and industrial buildings
- Clarifications around **roof-mounted mechanical equipment screening**
- Modifications to **exterior building materials**, including allowance of coating certain materials

# ODOR MITIGATION

## *Distance Requirement and Measurement Location*

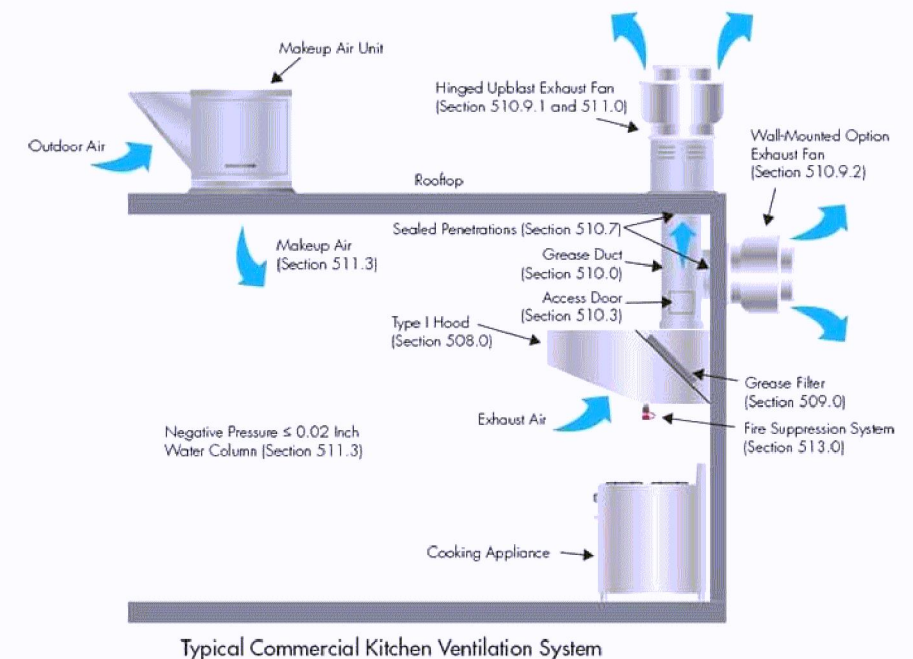
- Reduce separation distance to 150 feet
- Clarify measurement from **exhaust location** to nearest dwelling

## *Approval Authority*

- Designate City Building Official to approve odor mitigation systems
- Remove certification requirement from engineer

## *Type II Hoods*

- Remove odor mitigation requirement for Type II Hoods





# PARKING FLEXIBILITY



## *Approval Authority*

- Designate the City entity responsible to the site plan to approve parking flexibility

## *Parking Flexibility for Building Reuse*

- Establish new measure for commercial or industrial buildings or tenant spaces 10,000 square feet or less
- 25% reduction in minimum parking requirements
- Eligibility – **must be a constrained site and not create traffic safety concerns**



# ROOFTOP SCREENING



## *Screening from Ground-Level*

- Clarify screening required when visible from the ground-level

## *Exhaust Pipe Exception*

- Exempt exhaust pipes from rooftop equipment screening



PC

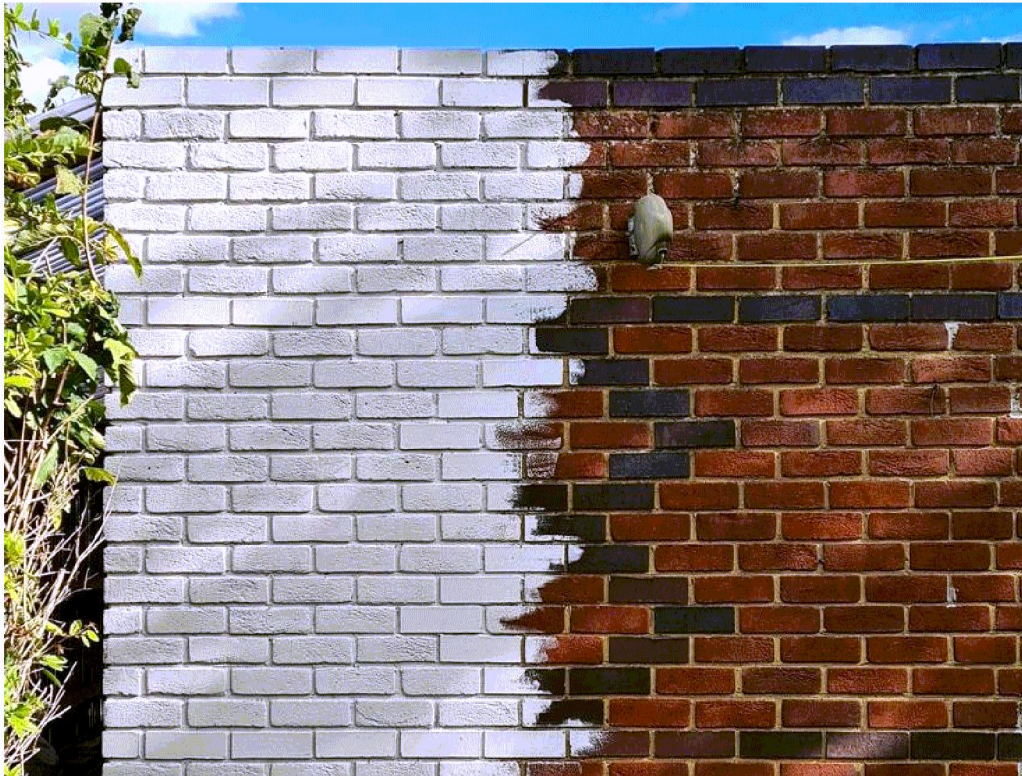
Support

CC

Support



# EXTERIOR MATERIALS



## ***Painting and Coating***

- Allow coating of certain primary materials (brick, stucco)
- Establish building maintenance standards from International Property Maintenance Code

## ***Clarification on Accepted Materials***

- Definitions for “architectural concrete”, “architectural concrete masonry units”, and “architectural metal panel systems”
- Tables for primary and secondary materials



# CLEAN UP ITEMS



- ***Updating language from odor “suppression” to “mitigation”***
- ***Consistency across City Code***
  - Ex: matching secondary materials list in OHO (9.22) to updated list in exterior materials section (21.301.24)
- ***Removing subsections and definitions that are no longer relevant***
  - Ex: removing coating exceptions subsection as coating would be permitted of certain exterior materials



# NOT RECOMMENDED BY PC

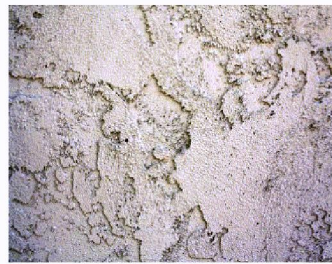


**Staff:** Primary Materials to be a min of 65% of each façade

**PC:** Maintain current standard of min of 85% of each façade



GLASS



STUCCO



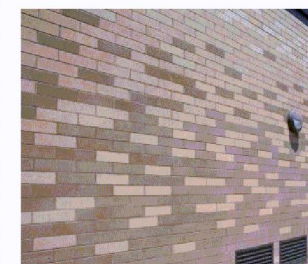
BRICK



NATURAL STONE



ARCHITECTURAL  
CONCRETE



CMUs WITH  
RUNNING BOND  
BRICK PATTERN



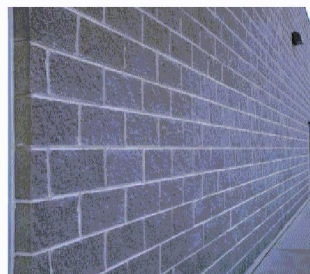
ARCHITECTURAL  
METAL PANEL SYSTEMS

**Staff:** Secondary Materials to be a max of 35% of each façade

**PC:** Maintain current standard of max of 15% of each façade



STONE OR BRICK VENEER



ARCHITECTURAL  
CMUs



PHENOLIC  
PANELS



EIFS



FIBER CEMENT SIDING



# RECOMMENDATION



The Planning Commission and staff recommend approval of the Phase I Small Business Codes and Processes Ordinance through the following motion:

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to adopt Ordinance No. 2025-\_\_\_\_\_, an ordinance modifying exterior building material and coating standards, odor mitigation requirements, flexibility measures for off-street parking, and rooftop mechanical equipment standards, thereby amending Chapter 9, Chapter 10, and Chapter 21 of the City Code.

***(The above motion would maintain the existing 85% primary and 15% secondary material ratio)***

Staff recommend authorization of summary publication of the ordinance through the following motion:

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to adopt Resolution No. 2025-\_\_\_\_\_, a resolution authorizing summary publication of Ordinance No. 2025-\_\_\_\_\_, an ordinance updating various performance standards for small businesses, thereby amending Chapter 9, Chapter 10, and Chapter 21 of City Code.





# Extra Slides

# RECOMMENDATION FOR DIFFERENT PRIMARY/SECONDARY RATIO



Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_, to adopt Ordinance No. 2025-\_\_\_\_, an ordinance modifying exterior building material and coating standards, odor mitigation requirements, flexibility measures for off-street parking, and rooftop mechanical equipment standards, thereby amending Chapter 9, Chapter 10, and Chapter 21 of the City Code, striking the 85%/15% primary to secondary exterior material ratio and inserting a (\_\_\_%/\_\_\_%) primary to secondary exterior material ratio.

*(The above motion would revise the existing 85% primary and 15% secondary material ratio to a ratio approved by the Council)*



# MATERIAL RATIO COMPARISON



City	Material Ratio Standard (Primary/Secondary)
<b>Bloomington</b> <i>(current standard, PC recommendation)</i>	<b>85/15</b>
Eden Prairie	75/25
Shakopee	70/30
<b>Bloomington</b> <i>(initial staff recommendation)</i>	<b>65/35</b>
Eagan	65/35
Lakeville	65/35
Woodbury	65/35
Blaine	50/50
Mpls, St Paul, Duluth, Rochester	No threshold, but form-based requirements related to interaction with public realm
Plymouth, Richfield, Minnetonka, Edina	No explicit threshold in code/could not verify