

PL202500033
PL2025-33

BEST OF
BLOOMINGTON





Small Business Codes and Processes Phase 1 Ordinance

City Council | June 2, 2025

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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

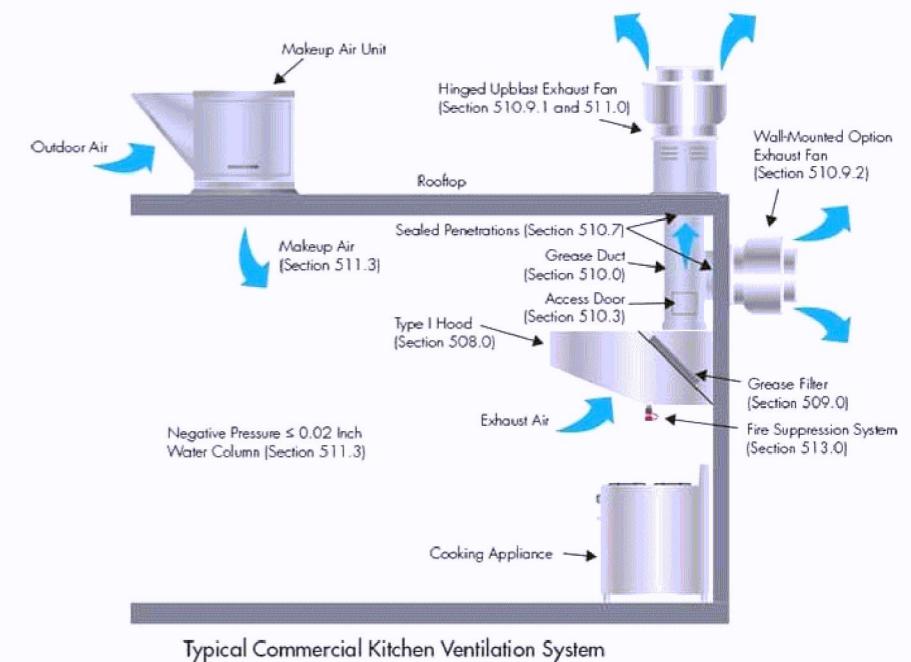


Distance Requirement and Measurement Location

- 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**

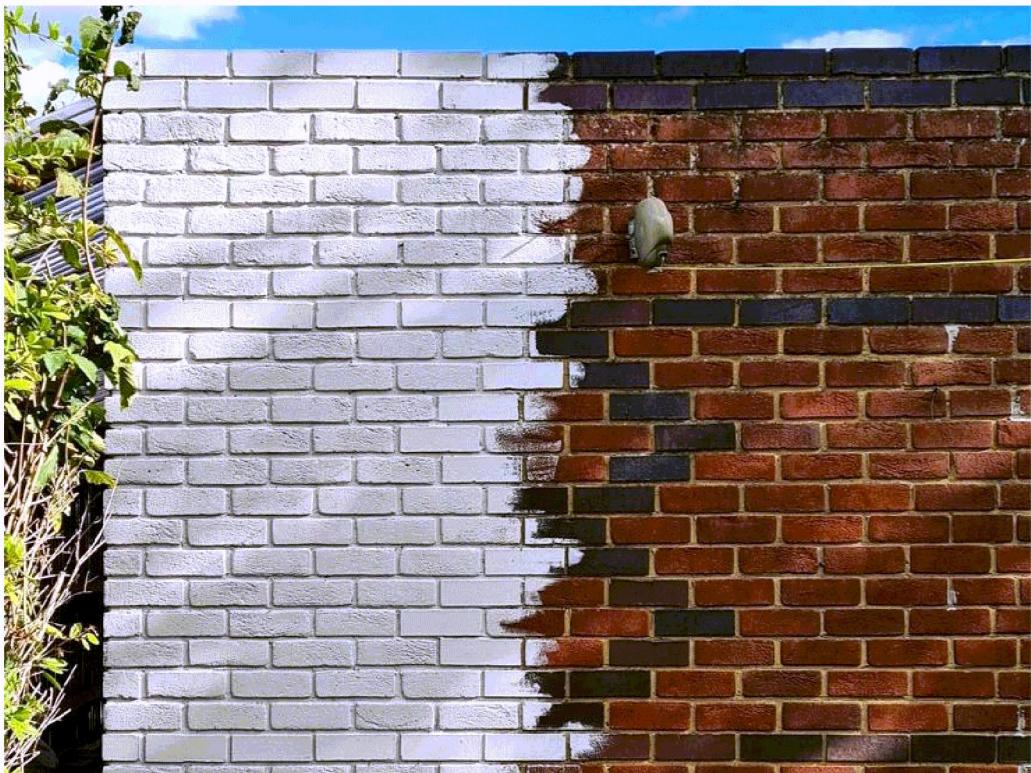
Exhaust Pipe Exception

- 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)
Bloomington (current standard, PC recommendation)	85/15
Eden Prairie	75/25
Shakopee	70/30
Bloomington (initial staff recommendation)	65/35
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