

ORDINANCE NO. 2025 - ____

**AN ORDINANCE MODIFYING USE ALLOWANCES AND PERFORMANCE
STANDARDS FOR EXISTING REMOTE AIRPORT PARKING
FACILITIES, 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 [] with strikethrough text and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION F: SPECIALIZED ZONING DISTRICTS

§ 21.207.03 HIGH INTENSITY MIXED USE WITH RESIDENTIAL (HX-R) DISTRICT.

(d) *Conditional uses.*

(3) Expansion of hotel facilities in existence prior to January 1, 2005, subject to the provisions of subsection (p) below;[and]

(4) Manufactured home parks pursuant to standards as set forth in § 21.302.10;[~~and~~]

(5) Remote airport parking established after September 29, 2025, pursuant to the standards set forth in § 21.302.41[~~;~~]; and

(6) Remote airport parking established prior to September 29, 2025, pursuant to the standards set forth in § 21.302.41(f).

(e) *Interim uses.*

(1) [~~Remote airport facilities in active operation as of September 29, 2025, pursuant to the standards set forth in § 21.302.41; and~~]

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.41 REMOTE AIRPORT PARKING AND HOTEL AIRPORT PARKING.

(f) Existing remote airport parking standards. The following standards are applicable to existing remote airport parking facilities in active operation as of September 29, 2025:

(1) Development set aside. Existing remote airport parking facilities may be expanded within a structured parking facility provided a development site is set aside for development consistent with the intent of the HX-R zoning district. The development set aside site must be oriented along American Boulevard East.

(2) Surface parking allowed. Remote airport parking may remain surface parking.

(3) Screening. Remote airport parking areas must be screened at ground level from the development set aside site.

(4) Compliance with other sections. Unless existing remote airport parking is relocated or expanded in structured parking facilities, existing remote airport parking facilities are exempt from compliance with applicable standards within city code, including but not limited to:

(i) High Intensity Mixed Use with Residential (HX-R) District Standards (§21.207.03);

(ii) Parking (§21.301.06);

(iii) Lighting (§ 21.301.07); and

(iv) Landscaping (§ 21.301.15).

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication on _____, 2025.

Passed and adopted this _____ day of _____, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney