

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.

(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~~

~~—(2) —~~Temporary Pandemic, Epidemic, or Emergency Service Facility.

DIVISION H: USES

§ 21.209 USE TABLES.

(f) Specialized zoning districts.

<i>Use Type</i>	<i>Zoning District</i>		<i>References See Listed Section</i>
	<i>CX-2</i>	<i>LX</i>	

<i>Use Type</i>	<i>Zoning District</i>		<i>References See Listed Section</i>
	<i>CX-2</i>	<i>LX</i>	
Remote airport parking, <u>within a parking structure</u> in existence as of September 29, 2025	C		21.302.41(c)
Remote airport parking, <u>within a remote airport parking facility</u> in existence as of September 29, 2025	<u>C</u>		21.302.41(b)

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.41 REMOTE AIRPORT PARKING AND HOTEL AIRPORT PARKING.

(b) Existing remote airport parking standards. [No interim use permit for existing remote airport parking facilities may be extended beyond August 8, 2027.] The following standards are applicable to existing remote airport parking facilities in active operation as of September 29, 2025:

(1) Minimum development site requirement. Notwithstanding any other provision of city code to the contrary, existing remote airport parking facilities must include a minimum development site as follows:

(A) Minimum development site area. The minimum development site must have a minimum site area of not less than 2.75 acres.

(B) Location. The minimum development site must be located along American Boulevard East.

(C) Compliance deadline. The minimum development site must be established prior to December 31, 2036.

(2) Development standards. Development on the minimum development site in subsection (1) above must meet the following requirements:

(A) Use. The new development must be a use consistent with § 21.209 other than remote airport parking;

(B) Minimum floor area. The development must have a minimum building floor area of not less than 120,000 square feet;

(C) Location. The development must be oriented along and in proximity to American Boulevard East; and

(3) Remote airport parking supply. Remote airport parking spaces may be increased over the existing supply as of September 29, 2025, and integrated within the development site noted in subsection (1) above provided the development otherwise meets the parking requirements of § 21.301.06.

(4) Surface parking allowed. Remote airport parking spaces outside of the development site in subsection (1) above may remain surface parking.

(5) Screening. Remote airport parking areas must be screened at ground level from the minimum development site described in § 21.302.41(b)(1).

(6) Compliance with other sections. Except any portion of remote airport parking facilities developed as provided in § 21.302.41(b)(1), existing remote airport parking facilities are exempt from compliance with the following standards within city code:

(A) Parking island requirements (§ 21.301.06(c)(2)(H));

(B) Lighting standards (§ 21.301.07(c)(12)); and

(C) Interior landscaping requirements (§ 21.301.15(c)(7)).

(7) CX-2 integration standards. The integration standards of § 21.207.01(c)(5) are not applicable to new development associated with existing remote airport parking facilities.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication on _____, 2026.

Passed and adopted this _____ day of _____, 2026.

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney