

ORDINANCE NO. 2020-13

AN ORDINANCE AMENDING STANDARDS RELATED TO BREWERIES, WINERIES,  
TAPROOMS, COCKTAIL ROOMS, AND BREWPUBS, THEREBY AMENDING CHAPTERS  
19 AND 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota, ordains:

Section 1. That Chapter 1 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~stricken through~~ and adding those words that are underlined, to read as follows:

CHAPTER 19

ZONING

ARTICLE I: GENERAL PROVISIONS

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DIVISION B: DEFINITIONS

§19.03 DEFINITIONS.

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**WINERY, CRAFT.** A facility that manufactures wine, which includes vermouth, cider, sherry, and sake as defined by M.S. § 340A.301, with a capacity of ~~[620,000]~~ 108,500 or fewer gallons a year.

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ARTICLE III: ZONING DISTRICT MAP, ZONING DISTRICTS AND DISTRICT USES

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

(d) *Conditional uses.*

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(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~~[-]~~;

(5) Brewpub as a limited use;

(6) Taproom/cocktail room as a limited use; and

(7) Craft and micro-brewery/distillery/winery as a limited use.

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§ 19.31.01 REGIONAL COMMERCIAL (CR-1) DISTRICTS

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(d) *Conditional uses.*

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(9) Medical marijuana distribution facility~~[- and]~~

(10) Major commercial golf facility~~[-]~~;

- (11) Brewpub;
- (12) Taproom/cocktail room; and
- (13) Craft and micro-brewery/distillery/winery.

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**§ 19.40.07 COMMERCIAL SERVICE DISTRICTS CS-0.5 AND CS-1**

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(d) *Conditional uses.*

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- (20) Manufactured home parks pursuant to standards as set forth in § 21.302.10; [~~and~~]
- (21) Major commercial golf facility[-];
- (22) Brewpub;
- (23) Taproom/cocktail room; and
- (24) Craft and micro-brewery/distillery/winery.

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**§ 19.40.08 COMMERCIAL OFFICE DISTRICT CO-1**

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(d) *Conditional uses.*

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- (14) Manufactured home parks pursuant to standards as set forth in § 21.302.10; [~~and~~]
- (15) Major commercial golf facility[-];
- (16) Brewpub;
- (17) Taproom/cocktail room; and
- (18) Craft and micro-brewery/distillery/winery.

Section 2. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~stricken through~~ and adding those words that are underlined, to read as follows:

## CHAPTER 21

### ZONING AND LAND DEVELOPMENT

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### ARTICLE II: DISTRICTS AND USES

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### DIVISION H: USES

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#### § 21.209 USE TABLES.

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(b) *Table key.* The following labeling conventions apply to each table in this section.

- (1) *Uses.* Uses are often defined in § 19.03. Uses not defined are subject to standard dictionary definitions.
- (2) *Permitted uses.* Uses identified in the zoning district column with the letter “P” are allowed as permitted uses, primary or accessory, in the respective zoning district.
- (3) *Conditional uses.* Uses identified in the zoning district column with the letter “C” are allowed as conditional uses, primary or accessory, in the respective zoning district. Conditional uses must obtain a conditional use permit prior to commencing.

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- (5) *Accessory uses.* Uses identified in the zoning district column with the letter “A” are allowed as accessory uses in the respective zoning district as defined in § 19.03.
- (6) *Conditional accessory uses.* Uses identified in the zoning district column with the letter “CA” are allowed as conditional accessory uses in the respective zoning district. Conditional accessory uses must obtain a conditional use permit before commencing and are subject to the floor area limitations of accessory uses discussed in subsection (b)(5) above.
- (7) *Limited uses.* Uses identified in the zoning district column with the letter “L” are allowed as limited uses in the respective zoning district as defined in § 19.03.
- (8) *Conditional limited uses.* Uses identified in the zoning district column with the letter “CL” are allowed as limited uses in the respective zoning district as defined in § 19.03 provided a conditional use permit is issued before the use commences.
- (9) *Prohibited uses.* Uses not associated with a letter in the zoning district column are prohibited uses in the respective zoning district. Uses not listed are prohibited in all zoning districts.

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(d) *Neighborhood and Freeway Commercial Zoning Districts.*

Use Type	Zoning District								References; See Listed Section
	B-1	B-2	B-4	C-1	C-2	C-3	C-4	C-5	
***									
<b>OFFICE and RETAIL/SERVICES</b>									
***									
<b>Restaurants and Food Service</b>									
Restaurant, without drive through and without outdoor or rooftop seating		P	P	P	P	L	L	L	
<u>Brewpub</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>CL</u>	<u>CL</u>	<u>CL</u>	<u>Chapter 13 Article I, Chapter 14 Article I, 21.302.29</u>
<u>Taproom/cocktail room</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>CL</u>	<u>CL</u>	<u>CL</u>	<u>Chapter 13 Article I, Chapter 14 Article I, 21.302.29</u>
***									
<b>OFFICE</b>									
Manufacturing as part of an approved warehouse							CA		
<u>Craft and micro-brewery/distillery/winery</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>CL</u>	<u>CL</u>	<u>CL</u>	<u>Chapter 13 Article I, Chapter 14 Article I, 21.302.29</u>
<u>Brewery, regional/national</u>									

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(f) *Specialized zoning districts.*

Use Type	Zoning District		References; See Listed Section
	CX-2	LX	
<b>RETAIL/SERVICES</b>			
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<b>Restaurants and Food Service</b>			
Restaurant, without drive through and without outdoor or rooftop seating	P	P	
<u>Brewpub</u>	<u>C</u>	<u>C</u>	<u>Chapter 13 Article I, Chapter 14 Article I, 21.302.29</u>
<u>Taproom/cocktail room</u>	<u>C</u>	<u>C</u>	<u>Chapter 13 Article I, Chapter 14 Article I, 21.302.29</u>
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<b>Technology and Manufacturing</b>			
Warehousing			

<u>Craft and micro-brewery/distillery/winery</u>	<u>C</u>	<u>C</u>	<u>Chapter 13 Article I, Chapter 14 Article I, 21.302.29</u>
<u>Brewery, regional/national</u>			

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### ARTICLE III: DEVELOPMENT STANDARDS

#### DIVISION A: GENERAL STANDARDS

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#### § 21.301.06 PARKING AND LOADING.

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(d) Number of off-street parking spaces required.

(1) The minimum number of off-street parking spaces provided within a development must meet the provisions of this subsection (d), varying by land use as provided in the following table. If more than one land use is present on a site, the required parking is determined by adding together the required number of parking spaces for each use.

If the number of off-street parking spaces results in a fraction, each fraction of one-half or more will constitute another space required. A lesser number of constructed off-street parking spaces may be allowed through flexibility measures (see subsection (e) below). The requirements for off-street surface parking space dimensions are set forth in subsection (c) above.

<b>Minimum Off-Street Parking Requirements</b>		
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<b>Industrial</b>	General manufacturing/ makerspace/ industrial/ <u>commercial brewing or distilling area</u>	1 space per 500 square feet of gross floor area, plus 1 additional off-street parking space for each 2,500 square feet of outside storage area as determined by the issuing authority
	Warehousing, storage	1 space per 1,000 square feet of gross floor area, plus 1 additional off-street parking space for each 2,500 square feet of outside storage area
	Open storage without a building on site	1 space for each 2,500 square feet of outside storage area
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<b>Restaurant, [and/or] Club, or Brewpub</b>	Indoor or rooftop seating	1 space per 3 seats, plus spaces equal in number to 1/3 capacity in persons for meeting/banquet area;
	Seasonal/outdoor <u>seating</u>	1 space per 5 seasonal outdoor dining seats
	[ <del>Restaurant seating</del> ]	Exception: if seasonal outdoor dining seats exceed 20% of indoor/rooftop seating, the required parking for outdoor dining seats exceeding 20% is one space per 2.5 seats
	With drive through	6 additional queuing spaces per lane
<b>Restaurant, Take-out</b>	Calculated as a retail sales or service use	

<b><u>Taprooms and Cocktail Rooms</u></b>	<u>1 space per 3 seats, plus 1 space per 100 square feet of open floor area</u>
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**DIVISION B: USE STANDARDS**

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**§ 21.302.29 BREWERIES, BREWPUBS, DISTILLERIES, TAPROOMS, COCKTAIL ROOMS, WINERIES.**

- (a) Standards. The following standards are applicable to breweries, distilleries, taprooms, cocktail rooms, and wineries.
  - (1) Uses must comply with all regulations within Chapters 13 and 14 of the Bloomington city code regarding alcoholic beverages and licenses.
  - (2) Parking must comply with the standards in § 21.301.06.
  - (3) Adequate space must be provided for off street loading and unloading of all trucks.
  - (4) Loading docks must be located and designed so they are screened from adjoining public streets or adjoining property that is residentially used and zoned.
  - (5) In industrial zoning districts, [F]floor area of taprooms, brewpubs, cocktail rooms and wineries may be used for retail sales of associated products provided the retail floor area does not exceed 10% of the gross floor area.
  - (6) Hours of operation must comply with Chapter 13.
  - (7) No exterior storage is permitted on the site, with the exception that waste handling (refuse and/or recycling) may occur in an enclosure that meets the requirements of § 21.301.17.
  - (8) All exterior lighting must comply with the requirements of § 21.301.07.
  - (9) ~~[Sites shall provide a statement by an engineer that the building design could accommodate an odor control remedy in the future. Subsequent complaints of odor impacts may result in a determination by the Issuing Authority that a planned odor control device be installed.]~~ Odor control must comply with the requirements of Chapter 10, Article III.
  - (10) Outdoor seating is permitted pursuant to outdoor dining standards in § 21.302.19(d).

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Passed and adopted this 4<sup>th</sup> day of May, 2020.

/s/ Tim Busse  
Mayor

ATTEST:

APPROVED:

/s/ Denise M. Christenson  
Secretary to the Council

/s/ Melissa J. Manderschied  
City Attorney