

CITY OF SAINT ANTHONY VILLAGE

ORDINANCE 2025-0X

**AN ORDINANCE AMENDING THE CITY CODE, SECTIONS 152, AND 154 RELATED
TO LICENSING AND REGULATIONS FOR RENTING OF SINGLE-FAMILY
HOUSING**

**THE CITY COUNCIL OF THE CITY OF SAINT ANTHONY VILLAGE HEREBY
ORDAINS:**

Section 1. Section §154.007 DEFINITIONS (Zoning) is hereby amended to add the following:

RESIDENCE OR RESIDENTIAL USE: A dwelling unit that is intended for occupancy for no less than 30 consecutive days, whether owned or rented.

SHORT-TERM RENTAL UNIT: A form of transient occupancy, similar to motels or other such uses, in a residential zoning district for which occupancy of a residential building, room, or suite of rooms is offered, rented, or used, for periods of fewer than 30 consecutive days.

MOTEL (Includes "HOTEL"): Premises furnishing sleeping or overnight stopping accommodations for travelers and other transient guests for stays of fewer than 30 consecutive days.

Section 2. Section §152.05 DEFINITIONS (Rental Housing) is hereby amended to add the following:

RESIDENCE OR RESIDENTIAL USE: A dwelling unit that is intended for occupancy for no less than 30 consecutive days, whether owned or rented.

SHORT-TERM RENTAL UNIT: A form of transient occupancy, similar to motels or other such uses, in a residential zoning district for which occupancy of a residential building, room, or suite of rooms is offered, rented, or used, for periods of fewer than 30 consecutive days.

Section 3. Section §154.051 (A) is hereby amended to read as follows:

(A) Single-family detached residential dwellings, but not including short term rentals:

Section 4. Section §154.036 (A) is hereby amended to read as follows:

(A) Single-family detached residential dwellings, but not including short term rentals:

Section 5. Section §154.066 (B) is hereby amended to read as follows:

(B) Two-family detached residential dwellings, but not including short term rentals:

Section 6. Section §154.086 (B) is hereby amended to read as follows:

(B) Townhouse buildings containing not less than three residential dwelling units nor more than eight units, but not including short term rentals;

Section 7. **Section §154.088 (C) is hereby amended to read as follows:**

(C) Multiple residential dwellings with not more than four apartments residential dwelling units, but not including short term rentals.

Section 8. **Section §154.101 is hereby amended to read as follows:**

Within an R-4 District, the only permitted uses are multiple family residential dwellings, including rental apartment units and condominium apartment units. Permitted multi-family buildings shall meet the standards and requirements of this subchapter. Short term rentals shall not be allowed in the R-4 District.

Section 9. **Section §154.102 (B) is hereby amended to read as follows:**

(B) Townhouses, but not including short term rentals;

Section 10. **Section §152.08 is hereby amended to read as follows:**

(A) LICENSE REQUIRED. It is unlawful to operate a rental dwelling in the city without first having obtained a license from the city. An owner must obtain a license for each rental dwelling. If the rental dwelling contains two or more units, and has a common owner and a common property identification number, the owner may obtain a single license for the rental dwelling.

(B) NUMBER OF LICENSED RENTAL UNITS PER OWNER.

(1) No individual owner, including any natural person, partnership, company, corporation or organization however formed, shall own or have any ownership interest in more than four (4) single family rental or non-homestead residential dwellings in the City. An ownership interest shall include fee interest, partial or whole financial interest in any corporate or business form that owns single family rental properties, any partial or whole financial interest in any trust or other organization that owns single family rental properties, or any other interest of the kind. The City shall not issue any license for the rental of a single-family residence to anyone who already has such an interest in four (4) or more rental or non-homestead single family residences in the City.

(2) EXCEPTIONS.

a. The City Council may issue such a license to an owner in a hardship case for a temporary rental period of up to twelve (12) months.

b. The limits of this Section shall not apply to a bona fide housing program of any agency of the State of Minnesota or of the Metropolitan Council.

(C) NUMBER OF LICENSED RENTAL UNITS IN THE CITY. The total number of single-family rental licenses shall not exceed ten percent (10%) of the total number of single family detached houses in the City as determined by the City of St. Anthony based on the City's available data. In addition, the number of

licensed rental single-family units shall not exceed ten percent (10%) of the total number of single family detached houses in each of four subareas of the City, each of the subareas defined as follows:

- (1) Subarea 1 shall be all single-family homes lying north of 37th Avenue NE.
- (2) Subarea 2 shall be all single-family homes lying south of 37th Avenue NE and north of 33rd Avenue NE.
- (3) Subarea 3 shall be all single-family homes lying south of 33rd Avenue NE and north of 29th Avenue NE.
- (4) Subarea 4 shall be all single-family homes lying south of 29th Avenue NE.

Section 11: 157.18 SIGNS REQUIRING NO PERMITS

(J) Residential zoned properties may place one sign per street frontage with up to two sides during period when said property is available for sale, or when said property is available for rent if the property has a valid rental license. No single sign face shall exceed six (6) square feet. Such signs and sign structures shall be constructed of durable all-weather materials, such as but not limited to steel, coreaplast plastic foam-core, alumacore, polycarbonate (Lexan), vinyl and nylon.

Section 12. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official St. Anthony City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

Section 13. This Ordinance shall take effect and be in full force from and after its passage and publication. This ordinance may be published by summary publication, per a duly adopted resolution of the City Council. The ordinance in its entirety and any related map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Saint Anthony City Hall for examination upon request.

ADOPTED BY the City Council of Saint Anthony Village, Minnesota this ____ day of ____, 2025.

Mayor Webster

ATTEST:

City Clerk

AYES:

NAYS: