

**CITY OF SAINT ANTHONY VILLAGE
ORDINANCE 2025-05**

**AN ORDINANCE AMENDING THE CITY CODE, SECTIONS 152 AND 154, RELATED
TO LICENSING AND REGULATIONS FOR RENTING OF SINGLE-FAMILY
DETACHED 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 as a domicile for an individual, family, or groups of individuals as specified in this Ordinance, 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 DEFINTIONS (Rental Housing) is hereby amended to add the following:**
RESIDENCE OR RESIDENTIAL USE: A dwelling unit that is intended for occupancy as a domicile for an individual, family, or groups of individuals as specified in this Ordinance, 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) (R-1A District Permitted Uses) is hereby amended to read as follows:**

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

(1) Short term rental of single-family dwellings may be allowed as a permitted principal use only as provided under the following conditions:

(a) The subject property shall have been fully licensed as a rental property, and used as a short term rental unit, as of September 9,

2025, and at all times shall remain in compliance with all licensing requirements of Section §152 of the City Code.

- (b) The short term rental unit shall be included in the maximum cap on rental single family dwelling units as limited by Section §152.08.
- (c) The license for a short term rental unit shall be issued only for a parcel that directly abuts the homestead property of the owner of the short term rental unit.
- (d) The rental license allowing short term rental use shall expire upon any one or more of the following events:
 - (i) Conversion of the short term rental unit to long term rental;
 - (ii) Sale of the short term rental property to a new ownership party;
 - (iii) Relocation of the owner of the homestead property to a property that is no longer abutting the short term rental parcel;
 - (iv) Failure of the short term rental parcel to be in full compliance with the requirements of Section §152 of the City Code.

Section 4. **Section §154.036 (A) (R-1 District Permitted Uses) is hereby amended to read as follows:**

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

- (1) Short term rental of single-family dwellings may be allowed as a permitted principal use only as provided under the following conditions:
 - (a) The subject property shall have been fully licensed as a rental property, and used as a short term rental unit, as of September 9, 2025, and at all times shall remain in compliance with all licensing requirements of Section §152 of the City Code.
 - (b) The short term rental unit shall be included in the maximum cap on rental single family dwelling units as limited by Section §152.08.
 - (c) The license for a short term rental unit shall be issued only for a parcel that directly abuts the homestead property of the owner of the short term rental unit.
 - (d) The rental license allowing short term rental use shall expire upon any one or more of the following events:
 - (i) Conversion of the short term rental unit to long term rental;
 - (ii) Sale of the short term rental property to a new ownership party;
 - (iii) Relocation of the owner of the homestead property to a property that is no longer abutting the short term rental parcel;
 - (iv) Failure of the short term rental parcel to be in full compliance with the requirements of Section §152 of the City Code.

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

- (v) 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:

- (vi) Multiple residential dwellings with not more than four 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. Failure to obtain the required license shall cause the City to take steps to remove the rental opportunity established in Chapter 152.14.

(B) NUMBER OF LICENSED RENTAL UNITS PER OWNER.

The City shall not issue any license for the rental of any additional single family detached residences to an individual who already has (or is applying for in the current license year) any ownership interest in four (4) or more rental or non-homestead single family residences in the City. A license applicant shall disclose by affidavit all single family detached rental dwellings in the City in which the applicant holds any ownership interest. An ownership interest shall include fee interest, partial or whole financial interest in any corporate or business form, or other contractual arrangement that owns single family detached rental properties, any partial or whole financial interest in any trust or other organization that owns single family detached rental properties, or any other interest of the kind.

(C) NUMBER OF LICENSED RENTAL UNITS IN THE CITY.

The total number of single family detached rental licenses shall not exceed eighty (80), being approximately four percent (4%) of the total number of

single family detached houses in the City as determined by the City of Saint Anthony based on the City's available data. In addition, the number of licensed rental single family detached units shall not exceed the following number in each of four subareas of the City, the subareas being defined as follows:

(1) Subarea 1 shall be all single-family homes lying north of 37th Avenue NE. A maximum of 8 such licenses may be issued in this Subarea.

(2) Subarea 2 shall be all single-family homes lying south of 37th Avenue NE and north of 33rd Avenue NE. A maximum of 31 such licenses may be issued in this Subarea.

(3) Subarea 3 shall be all single-family homes lying south of 33rd Avenue NE and north of 29th Avenue NE. A maximum of 31 such licenses may be issued in this Subarea.

(4) Subarea 4 shall be all single-family homes lying south of 29th Avenue NE. A maximum of 10 such licenses may be issued in this Subarea.

(D) EXCEPTIONS.

(1) The City Manager or designee may issue a long term rental license exceeding the thresholds of Subp. (C) to an owner of a single family detached unit for a temporary rental period upon appeal by said owner of a currently homesteaded single family home where the City Manager finds a sufficient hardship for said temporary period. A hardship shall be a unique situation created by circumstances expected to be limited in time, with a reasonably foreseeable end date, in which sale of the property would create a burden on the owner, and in which the owner has a reasonable expectation of returning the property to homestead status once the hardship is resolved. Hardship situations may include such circumstances as military deployment, physical or health issue, temporary business or study leave, or similar events.

(2) The licensing limits of this Section shall not apply to bona fide housing programs of any agency of the State of Minnesota or of the Metropolitan Council.

Section 11. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Saint 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 12. 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 28th day of October, 2025.

Mayor Webster

ATTEST:

City Clerk

AYES:

NAYS: