

**ORDINANCE NO. 2024-XXXX**

**AN ORDINANCE AMENDING NORTHFIELD CITY CODE, CHAPTER 14 –  
BUSINESSES, ARTICLE III. - RENTAL HOUSING**

**THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT**  
(new material is underlined; deleted material is ~~lined-out~~; sections which are not proposed to be amended are omitted; sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 1. Northfield Code, Chapter 14 – Businesses, Article III. – Rental Housing, is hereby amended as follows:

**DIVISION 1. - GENERALLY**

**Sec. 14-78. - Purpose and scope.**

(b) *Scope; application to existing rental properties.*

2) Exceptions. The provisions of this article do not apply to the following:

- a. Homes for the aged.
- b. Licensed in-home residential care facilities.
- c. Hotels and motels.
- d. College owned dormitories.
- e. Residential college-related facilities in a College Development Zone (CDZ).
- f. Dwelling units which are occupied by the owner as the owner's primary residence ~~and by one or more other persons who are not owners of the dwelling unit.~~
- g. ~~Private residences that are occupied by a person or persons related to the owner of the property, as defined herein.~~
- h. ~~Short term rentals.~~

**Sec. 14-80 - Definitions.**

Short-term Rental is any residential property, dwelling unit, or a portion thereof that is rented to a transient for less than thirty (30) consecutive days.

Transient is any person who, at their own expense or at the expense of another, exercises occupancy or possession, or is entitled to occupancy or possession, by reason of any rental agreement, concession, permit, right of access, option to purchase, license, time-sharing arrangement, or any other type of agreement for a period of less than thirty (30) consecutive calendar days.

## DIVISION 2. - LICENSE

### **Sec. 14-94. - ~~Temporary rental license~~Short-term rental.**

(A) Purpose. The City recognizes that short-term rentals provide an opportunity for residents to use their property to generate supplemental income; and, when properly managed, short-term rentals have a minimal impact on surrounding properties. When not properly managed, short-term rentals have the capacity to generate noise, traffic, and trash beyond what is typically present in a residential neighborhood creating a nuisance. These issues can be especially acute when the owner of the property does not reside in the home. To promote the health, safety, general welfare of the community, the City facilitates and regulates the use of residential properties for short-term rentals by:

(1) Requiring the licensure of short-term rentals.

(2) Establishing standards pertaining to noise, occupancy, and parking for short-term rentals.

(B) License Required. No property shall be used as a short-term rental without a license issued by the City. The procedure for receiving a license shall be as follows:

(1) Application for a license shall be made pursuant to section 14-91. Such application must show compliance with the density requirements of section 14-97, except for an application for a temporary license pursuant to section 14-95.

(2) An applicant is limited to a maximum of 10 licenses to own and operate short-term rental units within city limits.

(C) Standards. The following standards apply to all short-term rentals:

(1) Listings advertising the property's availability for rent must state the license number, maximum occupancy permitted by the license, and the maximum number of vehicles that may be parked overnight on the property.

(2) An appropriate number of waste containers must be present to accommodate the amount of trash generated by the short-term rental. Waste may not be stored outside of approved containers. All waste containers must be stored outside of public view, except on day of collection.

(3) Between 10:00 p.m. and 7:00 a.m. no more than the maximum number of overnight guests stipulated in the license may be present on the property.

(4) Between 10:00 p.m. and 7:00 a.m. parking is limited to the maximum number of vehicles stipulated in the license. At no time may vehicles be parked on grass or so as to obstruct access to neighboring residences, the public right-of-way, or emergency vehicle access.

### **Sec. 14-95. – ~~Inspection~~Temporary Rental License.**

Notwithstanding section 14-97~~8~~, the building official may issue a temporary rental license under the following conditions:

### **Sec. 14-96. - ~~Fees~~Inspection.**

### **Sec. 14-97. – ~~Limitation on rental properties in low density neighborhoods~~Fees.**

(a) Fees for licenses, renewals, inspections, reinspections, advisory inspections, penalties, reinstatement, and appeals, shall be in the amount set by resolution of the city council from time to time in the city fee schedule. The license fee is non-refundable in the event of discontinuance of use, sale, or the revocation or suspension of a license. The property owner shall pay inspection and reinspection fees, in amounts determined by resolution

of the city council from time to time, for any extra inspections resulting from violation of this article.

- (b) No license shall be issued or renewed unless and until the license fee has been paid. Whenever any person fails to pay any other fees associated with this article, the city may assess these fees against the property as a special assessment, in the manner provided by Minn. Stat. §§ 429.061 to 429.081.

**Sec. 14-978. Limitation on rental properties in low-density neighborhoods.**

In R-1 ~~and R-2~~ districts in the city, no more than 20 percent of the houses on a ~~single-block face~~ shall be granted rental housing licenses. ~~For purposes of this section, the word house shall mean a single structure containing one or more rental units. A single-block face shall be defined as the houses on odd and even both sides of a street between successive intersecting streets, or between other such boundaries including college campus boundaries, railroad rights-of-way, corporate limit lines, or physical features such as rivers, outcroppings, ponds, or lakes.~~ Corner houses shall be included in the count of houses on a single block, regardless of which way they face or on what street they are addressed (corner houses may be counted as part of more than one single block).

- (1) Exceptions. Theis following uses or structures will whether new or existing, will not be subject to this limitation, and will not be counted towards the limitation when determining whether new licenses may be issued, unless otherwise stated:
- a. This limitation shall not apply to r Rental properties which are validly licensed as of the date of adoption of this article, including properties which have been sold and re-licensed as provided in section 14-92.
  - b. Owner-occupied properties and properties where the owner may be absent but retain a unit for seasonal occupation, will not be counted toward this limitation. For this section, owner-occupied property means any property where the owner makes their primary or seasonal residence on-site either in the principal structure or in an accessory structure on the same lot, and where that portion of the structure remains otherwise unoccupied or is occupied by a temporary caretaker for less than one (1) year.
  - c. Multi-family apartment buildings with four (4) or more units.
  - d. Buildings with a public-serving commercial use.
- (2) Accessory dwelling units, regulated by Section 2.10.4, Standards for Specific Accessory Uses and Structures, will conform to the standards in this section and will be counted with the principal structure as one house, regardless of whether the unit is attached or detached.
- (3) Short-term rentals regulated in Article III – Rental Housing will conform to the standards in this section.

Sec. 14-989. - Appeal.

Sec. 14-99. – Reserved.

Passed by the City Council of the City of Northfield this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

City Clerk

Mayor

VOTE:     \_\_\_ POWNELL   \_\_\_ HOLMES   \_\_\_ NESS   \_\_\_ PETERSON WHITE  
          \_\_\_ REISTER   \_\_\_ SOKUP   \_\_\_ ZUCCOLOTTO

First reading:     \_\_\_\_\_

Second reading:   \_\_\_\_\_

Published:        \_\_\_\_\_