

ORDINANCE NO. 875

**AN ORDINANCE OF THE CITY OF BAYPORT, WASHINGTON COUNTY, MINNESOTA
AMENDING APPENDIX B – ZONING OF THE BAYPORT CITY CODE OF ORDINANCES
REFERENCING BOARDING, LODGING, AND SHORT TERM RENTAL USE**

THE CITY COUNCIL OF THE CITY OF BAYPORT DOES HEREBY ORDAIN:

Section 1. Appendix B – Zoning, Section 3 – Definitions is hereby amended to delete the following:

(17) *Boardinghouse*. A building other than a motel or hotel where, for compensation and by prearrangement for definite periods, meals or lodging are provided for two or more unrelated persons, but not to exceed eight persons

(88) *Lodging room*. A room rented as sleeping and living quarters, but without cooking facilities. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one lodging room

Section 2. Appendix B – Zoning, Section 3 – Definitions is hereby amended to add the following:

Short term rental. A process by which any residential building, or portion thereof, is rented to a transient for less than thirty (30) consecutive days in a residential zoning district or planned unit development zoning district. See section 748.

Section 3. Appendix B – Zoning, Section 6 – Zoning Districts, Permitted Uses, and Dimensional Standards, Sec. 601 Districts (1) R-1, Single-family estate, (d) Permitted accessory uses is hereby amended to delete the following:

- (2) Boarders (not more than 2).
- (6) Lodging room (not more than 1).

Section 4. Appendix B – Zoning, Section 6 – Zoning Districts, Permitted Uses, and Dimensional Standards, Sec. 601 Districts (1) R-1, Single-family estate, (d) Permitted accessory uses is hereby amended to add the following:

Short term rental (see section 748).

Section 5. Appendix B – Zoning, Section 6 – Zoning Districts, Permitted Uses, and Dimensional Standards, Sec. 601 Districts (2) R-2, Single-family urban, (d) Permitted accessory uses is hereby amended to delete the following:

- (2) Boarders (not more than 2).
- (6) Lodging room (not more than 1).

Section 6. Appendix B – Zoning, Section 6 – Zoning Districts, Permitted Uses, and Dimensional Standards, Sec. 601 Districts (2) R-2, Single-family urban, (d) Permitted accessory uses is hereby amended to add the following:

Short term rental (see section 748).

Section 7. Appendix B – Zoning, Section 6 – Zoning Districts, Permitted Uses, and Dimensional Standards, Sec. 601 Districts (4) B-1, Limited business (e) Conditional uses is hereby amended to delete the following:

- (34) Lodging rooms for not more than four individuals.

Section 8. Appendix B – Zoning, Section 6 – Zoning Districts, Permitted Uses, and Dimensional Standards, Sec. 604 District use chart is hereby amended to delete the following:

<i>Use</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>B-1</i>	<i>B-2</i>	<i>I</i>
Boarders (not more than two)	A	A	N	N	N	N
Boarders (not more than four)	N	N	N	N	N	N
Lodging room (not more than one)	A	A	N	N	N	N
Lodging room (not more than four)	N	N	N	C	N	N

Section 9. Appendix B – Zoning, Section 6 – Zoning Districts, Permitted Uses, and Dimensional Standards, Sec. 604 District use chart is hereby amended to add the following:

<i>Use</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>B-1</i>	<i>B-2</i>	<i>I</i>
Short term rental	CC	CC	N	N	N	N

Section 10. Appendix B – Zoning, Section 7 – Design and Performance Standards; Restrictions on Nuisance and Hazardous Activities, Sec. 712.07 Required number of on-site parking spaces (2) is hereby amended to delete the following:

Category	Requirement
Boarding and lodging house	One space/person

Section 11. Appendix B – Zoning, Section 7 – Design and Performance Standards; Restrictions on Nuisance and Hazardous Activities, Sec. 712.07 Required number of on-site parking spaces (2) is hereby amended to add the following:

Category	Requirement
Short term rental	1-2 bedroom unit, 1 space 3 bedroom unit, 2 spaces 4 and 4+ bedroom units, number of spaces equal to the number of bedrooms minus one

Section 12. This ordinance shall be in full force and effect from and after its passage and publication according to law. Passed by the Bayport City Council this 2nd day of December, 2019.

Susan St. Ores, Mayor

ATTEST:

Adam Bell, City Administrator