

city of saint paul
planning commission resolution
file number 17-53
date August 11, 2017

SHORT TERM RENTAL AND BED AND BREAKFAST ZONING CODE TEXT AMENDMENTS

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Legislative Code, is established to promote and protect the public health, safety, morals aesthetics, economic viability and general welfare of the community; and

WHEREAS, Zoning Code § 61.801 calls for the periodic review of the code to reflect current city policies, and provides that amendments to the Zoning Code may be initiated by the City Council or Planning Commission; and

WHEREAS, in response to recent issues the City Council passed Resolution 16-181 initiating a study to consider amendments to the Zoning Code regarding how and where short term rental uses are permitted; and

WHEREAS, on June 2, 2017, the Saint Paul Planning Commission held a duly noticed public hearing on proposed zoning text amendments regarding short term rental uses; and

WHEREAS, the Planning Commission referred the draft amendments to the Neighborhood Planning Committee for consideration, review of the public hearing testimony, and recommendation; and

WHEREAS, the Neighborhood Planning Committee, on July 25, 2017, forwarded its recommendations to the Planning Commission; and

WHEREAS, the Neighborhood Planning Committee's recommendation expressed support for the idea of the City Council issuing interim use permits to allow exceptions to the standards and conditions for short term rental dwelling units for large one-time events;

NOW, THEREFORE, BE IT RESOLVED, under provisions of Minnesota Statutes §462.367 and Legislative Code §61.801, that the Planning Commission hereby recommends to the Mayor and City Council the following amendments to Zoning Code §§ 65.641, 65.645, 66.221, 66.321, 66.421, 66.521, and 63.207, pertaining to bed and breakfast and short term rental uses, as set forth on pages 2 through 4 of this resolution; and

BE IT ALSO RESOLVED, that the Planning Commission directs the Planning Administrator to forward the following draft bed and breakfast and short term rental uses zoning text amendments, along with the August 3, 2017, memoranda from the Neighborhood Planning Committee containing their recommendations and rationale for the recommended text amendments, to the Mayor and City Council for their review and adoption.

moved by DeJoy
seconded by _____
in favor 11
against 2 (Oliver, Rangel Morales)

NOTE: Existing language to be deleted shown by ~~strikeouts~~. New language to be added shown by underlining.

Chapter 65. Zoning Code-Land Use Definitions and Development Standards

Sec. 65.641. Bed and breakfast residence.

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e. ~~Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.~~ Use of a bed and breakfast residence for any commercial or social event is prohibited.

...

Sec. 65.645. Short term rental dwelling unit Reserved.

A dwelling unit, or a portion of a dwelling unit, rented for a period of less than thirty (30) days.

Standards and conditions:

- (a) In RL – RT1 districts, there shall be no more than one (1) short term rental dwelling unit on a zoning lot unless a duplex is owner occupied and the owner is in residence during the rental period. In other districts, one (1) or up to 50 percent of dwelling units on a zoning lot, to a maximum of four (4), may be short term rental dwelling units, except that an owner occupied duplex may have two units provided the owner is in residence during the stay and except that more than four (4) short term rental dwelling units may be permitted when a conditional use permit is obtained by the building owner for a specific number of short term rental dwelling units.
- (b) No more than one (1) rental of a short term rental dwelling unit shall be permitted per day. Use of a short term rental dwelling unit for any commercial or social events is prohibited.
- (c) No exterior identification sign of any kind shall be permitted in residential districts.
- (d) Total occupancy of a short term rental dwelling unit shall not exceed the definition of family in Section 60.207 allowed in a single housekeeping unit except that occupancy in excess of the definition of family may be permitted with a conditional use permit, on a case by case basis, for large one- and two-family dwellings on large lots.

Chapter 66. Zoning Code-Zoning District Uses, Density and Dimensional Standards

Table 66.221 Principal Uses in Residential Districts

[illegible]

Table 66.321 Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Reception hall/rental hall		C	C	C	
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Theater, assembly hall		C/P <u>P/C</u>	C/P <u>P/C</u>	C/P <u>P/C</u>	(s)

Table 66.421 Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Commercial Uses								
<i>Commercial Recreation, Entertainment and Lodging</i>								
Reception hall/rental hall				P	P	P	P	
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Steam room/bathhouse facility			P	P	P	P	P	(d)

Table 66.521 Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Reception hall/rental hall	P	P	C		
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>		<u>(d), (s)</u>
Steam room/bathhouse facility	P	P	P		(d)

Chapter 63. Zoning Code-Regulations of General Applicability

Sec. 63.207 Parking requirements by use.

Table 63.207 Minimum Required Off-Street Parking By Use

<i>Land Use</i>	Minimum Number of Parking Spaces
Lodging	
Bed and breakfast residence	1 spaces per dwelling unit and 0.5 spaces per guest room
<u>Short term rental dwelling unit</u>	<u>1 space per dwelling unit and 0.5 spaces per every 2 adult guests</u>