

Non-Owner Occupied Tourist Homes Specific IUP Criteria

- 1) The owner shall not occupy the premises during the rental period.
- 2) No meals shall be catered.
- 3) In MU-N, B-1, and residential zoning districts, the number of guests limited to a maximum of twelve (12) at one time or 1 per 1,500 square foot of lot area, whichever is smaller. This computation shall include any other dwelling units on the property.
- 4) The use shall be subject to the 30% Rental Housing Rule.
- 5) The use shall be subject to the city's hotel/motel tax as defined in Chapter 64 as of 7/1/2018 and be operated in accordance with state law notwithstanding conforming or non-conforming use status.
- 6) Parking – One off-street parking space per two guests. Off-street parking spaces may be stacked (i.e. one vehicle space behind another). One-half of available on-street parking adjacent to the lot may be utilized to fulfill this requirement.
- 7) Guest stay per person shall be limited to a maximum of twenty-nine (29) continuous days within a sixty (60) day period.
- 8) One unlighted exterior sign shall be permitted. The sign shall not exceed two square feet in area and be attached flat to the wall of the principal structure.
- 9) A home must be inspected and licensed pursuant to City Code Chapter 33A and all other applicable city, county and state housing, building, fire and environmental health codes and ordinances. Proof of such licensing must be submitted to the Community Development Department. Initial City licensing for properties in the R-R, R-S, R-1, R-1.5, R-2, R-3, MU-N, B-1 and AG/NR districts shall be subject to the Interim Use Permit (IUP) process. Properties shall be inspected prior to application for the IUP. The Interim Use Permit shall be valid for the same term period as a rental housing license. Thereafter, properties shall be licensed administratively by the Community Development Department in the same manner as rental housing pursuant to Chapter 33A.
- 10) An owner or local agent for the premises shall reside within 30 miles of the unit. Such representative shall be available 24 hours a day during the rental period. A contact number for the representative shall be provided to the City of Winona Community Development Department.
- 11) In residential zoning districts, there shall be a 500-foot distance between non-owner-occupied single-family tourist homes as measured from property line to property line.