

**First Publication Date:  
Wednesday,  
December 17, 2025  
ORDINANCE NO. 4305  
AN ORDINANCE  
AMENDING WINONA  
CITY CODE,  
CHAPTER 43 – UNIFIED  
DEVELOPMENT CODE**

THE CITY OF WINONA  
DOES ORDAIN (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 their number and  
title):

SECTION 1. That Winona  
City Code, Chapter 43  
– Unified Development  
Code, Section 43.03.72  
Use Specific Standards for  
Residential Principal Uses,  
Subsection A) Bed and  
Breakfast, Owner-Occupied  
Tourist Homes, Clause 6),  
be amended as follows:

• Off-street parking shall  
be provided on the basis of  
two spaces for the host or  
host family, plus one space  
per guest room. Provided  
that properties with valid  
rental certificates as of  
6/21/17 shall be permitted  
to convert existing rental  
units into Tourist Homes  
without providing additional  
parking. 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. The number

of people permitted to rent  
the Tourist Home shall  
not exceed the number  
of occupants listed on the  
rental certificate.

SECTION 2. That Winona  
City Code, Chapter 43

– Unified Development  
Code, Section 43.03.72  
Use Specific Standards for  
Residential Principal Uses,  
Subsection L) Residential  
Retreat Centers, Non-  
Owner-Occupied Tourist  
Homes, be amended as  
follows:

• Residential Retreat  
Centers, Non-Owner-  
Occupied Tourist Homes.

• The owner shall not  
occupy the premises during  
the rental period.

• No meals shall be  
catered.

• 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. Provided that  
properties with valid rental  
certificates as of 6/21/17  
shall be permitted to convert  
one existing rental unit to  
a Tourist Home and rent to  
the number of guests listed  
on the rental certificate. Any  
additional Tourist Home  
units on the same lot must  
comply with the lot area  
standard.

• The use shall be subject  
to the 30% Rental Housing  
Rule.

• 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.

• Parking - One off-  
street parking space per  
two guests. Provided that  
properties with valid rental  
certificates as of 6/21/17  
shall be permitted to convert  
one existing rental unit into a  
Tourist Home without providing additional  
parking. 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.

• Guest stay per person  
shall be limited to a  
maximum of twenty-nine  
(29) continuous days within  
a sixty (60) day period.

• 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.

• 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 AGA  
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.

• 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.

• 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.

SECTION 3. That this  
ordinance shall take effect  
upon its passage and  
publication.

Passed by the City Council  
of the City of Winona,  
Minnesota this 15th day of  
December, 2025.

Scott Sherman

Mayor

Attested By:

Monica Hennessy Mohan  
City Clerk

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