

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 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.

- 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
