

THE CITY COUNCIL WILL CONSIDER THIS ORDINANCE ON JUNE 27, 2022:

ORDINANCE NO.

CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 30, ARTICLE II OF THE CITY CODE  
REGARDING RENTAL HOUSING

The City Council of the City of Champlin does hereby ordain the following amendments:

ARTICLE II. RENTAL HOUSING

(b) Rental density for single-family rental dwellings.

(1) In any R-1, R-2, R-3, R-4, R-5 Zoning District, no more than 10% of the single-family residential lots on any block shall be eligible to obtain a rental license, unless a temporary license is granted by the City Council as provided herein. Table 1 indicates how many single-family residential lots per block are able to be licensed as a rental property based on the number of lots that exist in a block.

Table 1

<u>Lots / Block</u>	<u>Rental Units Allowed</u>
<u>1-14</u>	<u>1</u>
<u>15-24</u>	<u>2</u>
<u>25-34</u>	<u>3</u>
<u>35-44</u>	<u>4</u>
<u>45-54</u>	<u>5</u>
<u>55-64</u>	<u>6</u>
<u>65-74</u>	<u>7</u>
<u>75-84</u>	<u>8</u>
<u>85-94</u>	<u>9</u>
<u>95-104</u>	<u>10</u>

(2) The following guidelines shall apply to determine eligible blocks and lots.

a. For the purposes of this section, a block shall be defined as an area of land enclosed within the perimeter of streets, watercourses and city boundaries. The blocks generally follow United States Census Block boundaries.

b. This section shall apply to legally conforming lots of record and legally nonconforming lots of record. For the purposes of this sections, lots of record may also be referred to as properties, property or lots.

c. If a block contains more than one type of zoning district, only R-1, R-2, R-3, R-4 and R-5 Zoning District lots shall be included in the calculation of the total number of lots per block.

(3) If the number of rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of this section, no additional rental licenses shall be approved for the block, unless a temporary license is granted by the City Council as provided herein. Existing rental licenses may be renewed; however, should a rental license not be renewed, terminated due to the sale of a property by the current license holder, transfer of property ownership occurs, or if the rental license is revoked or lapses, the rental licenses shall not be reinstated unless it is in conformance with this section and other applicable sections of the city code.

(4) If the number of rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of this section, a property owner may request a temporary license to allow an additional rental property for that block. The City Council may grant or deny a temporary licenses in its sole discretion. Circumstances justifying consideration of a temporary license may include such situations as the homeowner's deployment for military purposes or temporary relocation out of state for employment related reasons, where the homeowner's absence from the state is expected to last for at least one (1) year. Persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two (2) consecutive years, and it is expected that the homeowner will reestablish their residency in the property upon the termination of the temporary license.

This ordinance shall become effective following its passage and publication as required by law.

Additions: Add

Deletions: Delete

First Reading: June 13, 2022

Second Reading: June 27, 2022

Adoption:

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Ryan Karasek, Mayor

ATTEST:

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Julie Tembreull, City Clerk