

**CITY OF FRAZEE
MINNESOTA
ORDINANCE NO. 157**

**AN ORDINANCE OF THE CITY OF FRAZEE, MINNESOTA,
AMENDING SECTIONS 9-2-6 AND 9-2-7 OF THE FRAZEE CITY CODE**

SECTION 1. PURPOSE:

The City Council of the City of Frazee, Minnesota finds that it needs to update certain regulations regarding the density of rental units within the City.

SECTION 2. ADOPTION:

NOW BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF FRAZEE that Sections 9-2-6 and 9-2-7 of the Frazee City Code are hereby amended to read:

9-2-6: RENTAL UNIT DENSITY LIMIT:

- A. In the Single and Two-Family Residential (R-1) Zoning District, no more than ten (10) percent of the lots on any block shall be eligible to obtain a rental unit registration, unless a temporary rental unit registration is granted by the City Council, as provided herein. Table 1 indicates how many lots per block are eligible for a rental unit registration based on the number of lots that exist in a block.

Table 1	
Lots/Block	Rental Units Allowed
6-15	1
16-25	2
26-35	4
36-45	4
46-55	5

- B. The following guidelines shall apply to determine eligible blocks and lots.
1. For the purposes of this section, a **BLOCK** shall be defined as an area of land containing a minimum of six (6) lots within the Single and Two-Family Residential (R-1) Zoning District that is enclosed within the perimeter of streets, watercourses, public parks, municipally owned lots, and/or city boundaries, as depicted in the attached map. The City Council hereby adopts the attached map that depicts the boundary of blocks for establishing the number of lots in a block. The map may be amended by City Council resolution and without public hearing.

2. This section shall apply to legally conforming lots of record and legally nonconforming lots of record. For the purposes of this section, a lot of record may also be referred to as a **LOT** or **PROPERTY**.
 3. If a block contains more than one type of zoning district, only lots within the Single and Two-Family Residential (R-1) Zoning District shall be included in the calculation of the total number of lots per block.
 4. Legal nonconforming rental units shall be allowed to continue, provided the legal nonconforming use complies with the Zoning Ordinance.
 5. Commercial or industrial uses located in the Single and Two-Family Residential (R-1) Zoning District shall not be included in the calculation of the total number of lots per block.
- C. If the number of rental units meets or exceeds the permitted number of rental units on a defined block on the effective date of this section, no additional rental unit registrations shall be approved for that block, unless a temporary rental unit registration is granted by the City Council, as provided herein. Existing rental unit registrations may be renewed; however, should a rental unit registration not be renewed, or if the rental unit registration is revoked or lapses, the rental unit registration shall not be reinstated unless it is in conformance with this section and other applicable sections of the City Code.
- D. If the number of rental units meets or exceeds the permitted number of rental units on a defined block on the effective date of this section, a property owner may request a temporary rental unit registration to allow an additional rental unit for that block. The City Council may grant or deny a temporary rental unit registration at its sole discretion. Circumstances justifying consideration of a temporary rental unit registration may include such situations as the homeowner's deployment for military purposes or the property is listed for sale and the owner and the owner's family are not residing at the property. Persons requesting a temporary rental unit registration must make an annual application to the City. No property owner shall hold a temporary rental unit registration for the same property for more than two consecutive years.

9-2-7: BACKGROUND INVESTIGATIONS AND CRIME-FREE LEASE ADDENDUM:

- A. The Police Department may conduct criminal history/background investigations on prospective tenants upon request by the owner or local property manager of the rental unit. Each request must be on a form approved or provided by the Police Department.
- B. The Minnesota Crime-Free Lease Addendum, or its equivalent, should be used as part of all rental agreements or leases.

SECTION 3. EFFECTIVE DATE:

This ordinance shall be become effective following its passage and publication in the official newspaper of the City.

Passed by the City Council of Frazee, Becker County, Minnesota
this 13th day of July 2020.

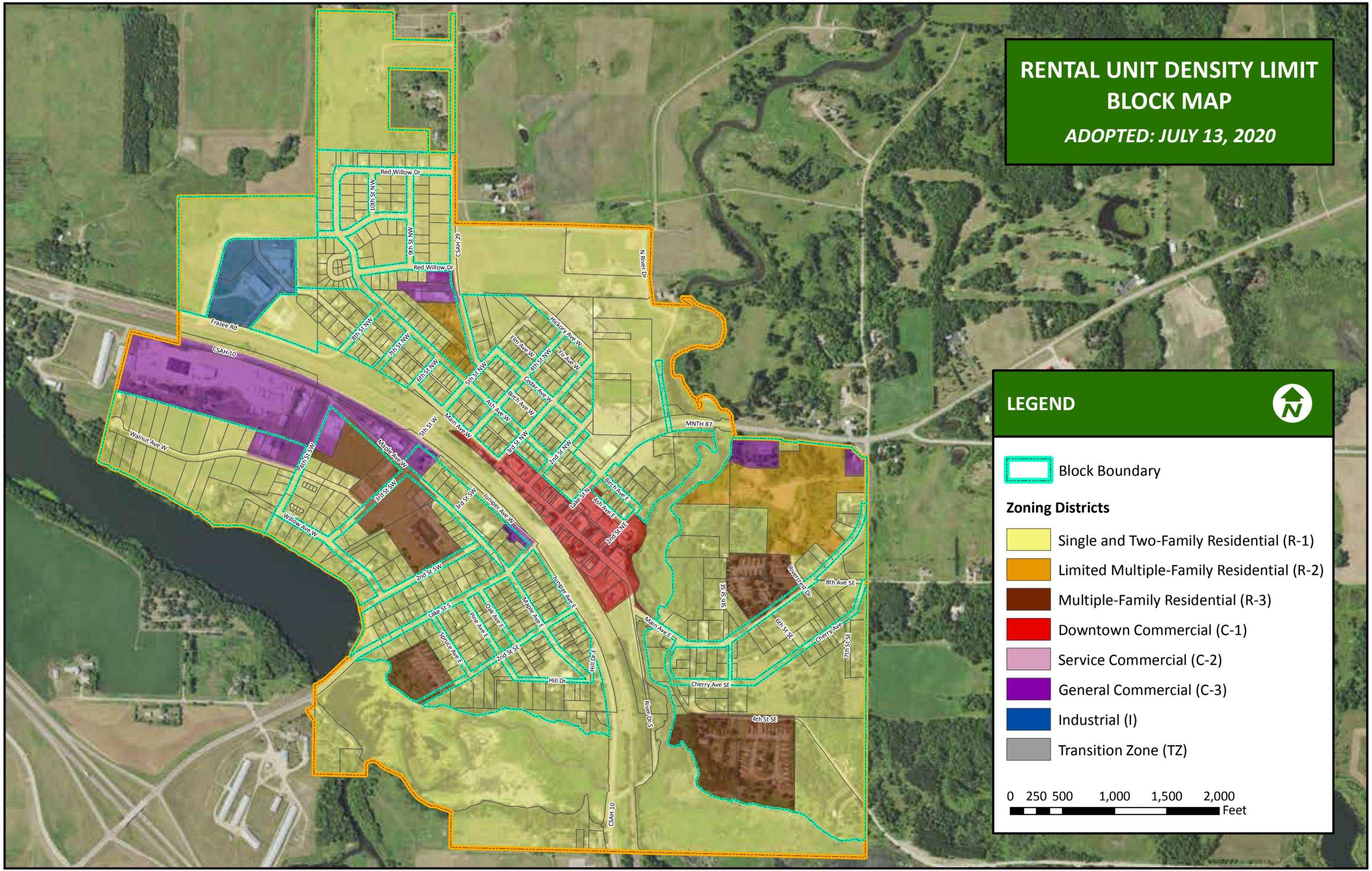
Ken Miosek, Mayor

Attested:

Denise Anderson, City Clerk/Administrator

RENTAL UNIT DENSITY LIMIT BLOCK MAP

ADOPTED: JULY 13, 2020



LEGEND

- Block Boundary

- Zoning Districts**
- Single and Two-Family Residential (R-1)
- Limited Multiple-Family Residential (R-2)
- Multiple-Family Residential (R-3)
- Downtown Commercial (C-1)
- Service Commercial (C-2)
- General Commercial (C-3)
- Industrial (I)
- Transition Zone (TZ)

- 0 250 500 1,000 1,500 2,000 Feet