



CITY OF MARSHALL
Legislative & Ordinance Committee
A g e n d a
Tuesday, September 24, 2024 at 4:00 PM
344 W. Main St., City Hall

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Consider Approval of the Minutes

NEW BUSINESS

- [2.](#) Ordinance Amending Sections 86-96 A Agricultural District, 86-102 B-1 Limited Business District, 86-103 B-2 Central Business District, 86-104 B-3 General Business District, 86-105 B-4 Shopping Center Business District, 86-106 I-1 Limited Industrial District, and 86-107 I-2 General Industrial District, All to Comply with the New Cannabis State Regulations

OTHER BUSINESS ITEMS

ADJOURN

Disclaimer: These agendas have been prepared to provide information regarding an upcoming meeting of the Common Council of the City of Marshall. This document does not claim to be complete and is subject to change.



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Chair
Meeting Date:	Tuesday, September 24, 2024
Category:	APPROVAL OF MINUTES
Type:	ACTION
Subject:	Consider Approval of the Minutes
Background Information:	Enclosed are the minutes from the previous meeting.
Fiscal Impact:	
Alternative/ Variations:	Staff encourages Members to provide any suggested corrections to the minutes in writing to City Clerk, Steven Anderson, prior to the meeting.
Recommendations:	That the minutes from the previous meeting be approved as filed with each member and that the reading of the same be waived.

**CITY OF MARSHALL
LEGISLATIVE & ORDINANCE COMMITTEE
M I N U T E S
Tuesday, September 10, 2024**

MEMBERS PRESENT: James Lozinski, See Moua-Leske and Steve Meister
MEMBERS ABSENT: None
STAFF PRESENT: Sharon Hanson, City Administrator; Pamela Whitmore, City Attorney (via Zoom); Jason Anderson, Director of Public Works/ City Engineer; Jim Marshall, Director of Public Safety; Ilya Gutman, Plans Examiner; and Steven Anderson, City Clerk.
OTHERS PRESENT: Carol Biren, Southwest Health & Human Services Public Health Director.
Jenna Stephenson, Southwest Health & Human Services.
Scott Kuecker, Marshall Animal Clinic Owner & Veterinarian.

At 2:00 PM Chair Lozinski called the meeting to order.

Approval of the Agenda

Order of Agenda was changed to have Amendments to Ch. 14 Animals and Amendments to Ch. 22 VIII Licensing and Registration Requirements for the Sale of Intoxicating Cannabinoid Products presented first and then proceed as ordered.

Consider Approval of the Minutes

Motion made by Meister, Seconded by Moua-Leske to approve the minutes. All voted in favor.

Amendments to Ch. 14 Animals

Clerk Anderson provided a brief background on the reason for the ordinance changes. Members discussed an exception for therapy animals and removing language that pertained to allowing animals to be “under control” of the owner. Kuecker also recommended that any animal on public property should be leashed. Member decided that five hens was a good number to be kept at a time and talked about keeping of chickens during sunset to sunrise. Meister questioned the requirement for heat as it could be a potential fire hazard. Staff and members discussed alternatives that could be safer in a coup. The code would be updated to reflect no use of extension cords and to use electrical and heat sources in compliance with building code. On the issue of slaughter Kuecker suggested that slaughter should not be allowed as it implied the actual killing not the butchering. Members talked about game hunting, but those types of animals were generally killed outside of city limits and then brought in to be dismantled. Turkey Valley was brought up as they are a business that did slaughter within city limits. It was decided that commercial or licensed processing facilities would be excepted. The sale of eggs would be prohibited as a home occupation type. Lozinski suggested that a brochure of how-to property care for backyard chickens be created and given when permits were issued. Director Marshall expressed his concern with dogs being overly aggressive with chickens in adjacent yards. Kuecker pointed out that hunting dogs could become an issue as instincts and training would be difficult to overcome. The definition of dangerous animal and potentially dangerous animal was reviewed and found to be missing a couple key words from Minnesota Statute and would be updated.

Motion by Moua-Leske, seconded by Meister to recommend the amendments to Ch. 14 Animals including the recommended changes by staff be introduced at a regular council meeting.

Amendments to Ch. 22 VIII Licensing and Registration Requirements for the Sale of Intoxicating Cannabinoid Products

Attorney Whitmore provided background information on the proposed amendments. Whitmore confirmed with the committee that the maximum would be two retail licenses and to mimic the municipal liquor store for hours of retail operation. The zoning requirements could be all encompassing instead of needing changes for each of the specific license types that would be issued by the Office of Cannabis Management. Committee members also clarified that they would like to keep the 500-foot buffer zone the same for low level and high level cannabis licenses. For any violations that lead to a suspension the required notice to the Office of Cannabis Management would be sent within five days and was deemed to be a sufficient timeframe.

Motion by Meister, Seconded by Moua-Leske to approve the recommended amendments to Chapter 22 Article VIII

Amendments to Ch 74-261 Operation of Motorized Golf Cart, All-Terrain Vehicles, or Mini-Trucks

Clerk Anderson provided a brief background on the history of golf carts. Members discussed various slow-moving vehicles that use public streets such as electric scooters and bicycles. The group continued to discuss children use and other safety concerns.

Motion by Meister, seconded by Lozinski to move the ordinance to council for review. Meister and Lozinski voted in favor. Moua-Leske voted nay. 2 for – 1 against.

Amendments to Ch. 6 II-2 Intoxicating Liquor

Staff had been approached by the Marshall A's about expanding their selection of beverages as the number of 3.2% Malt Liquor varieties were being reduced by local wholesalers. Over the years the Minnesota Legislature expanded the types of businesses and establishments that were allowed to be issued an intoxicating liquor and wine license which now includes summer collegiate league baseball teams, or a league established by the Minnesota Baseball Association. Clerk Anderson said the amendments was meant to update the ordinance to match Minnesota Statute §340A on allowable establishments, minus a few specific to the metro area.

Motion by Moua-Leske, seconded by Meister to recommend the amendments to Ch. 6 Article II, Division II. All voted in favor.

Minnesota Energy Resources Repeal of Section 22-213 Purchase by City

Clerk Anderson explained that Minnesota Energy Resources had requested this specific section of the franchise agreement be removed before they would sign a certification of acceptance. Attorney Whitmore and Robert Vose of Kennedy and Graven found the removal to be acceptable as it was not standard language for franchises.

Motion by Meister, Seconded by Moua-Leske to remove Section 22-213 of the Minnesota Energy Resources Franchise Agreement. All voted in favor.

Ordinance Amendment to Chapter 86, Article IV, Section 86-97 One Family Residence District

Gutman said the zoning ordinance provided for a minimum lot size in the R-1 district, but also required an enlarged lot for duplexes. Since duplexes were only permitted by a conditional use in the R-1 district, specific lot size limitation for a duplex was redundant because it would be a part of the considerations for granting a conditional use permit.

Motion by Moua-Leske, seconded by Meister to remove the lot size requirement for a duplex in an R-1 district. All voted in favor.

Ordinance Amendment to Chapter 86, Article II-1, Section 86-31 Prohibited Uses

With the current trend to develop wind turbines and the controversy surrounding those developments, Gutman held that it was reasonable to limit the development within city limits. The proposed restriction would still allow decorative or single use wind towers under 50 feet, but not commercial developments.

Motion by Moua-Leske, seconded by Meister to restrict the height of wind towers and to not allow commercial development. All voted in favor.

Ordinance Amendment to Chapter 86, Article VI-1, Section 86-165 Structures in Residential Districts

Gutman told the committee that under the current ordinance fuel tanks over 50 gallons were prohibited in residential areas. The provision was intended to limit a possibility of using propane to heat the entire house, thus minimizing potential fire danger and unsightly appearance. Smaller tanks were permitted to allow for enough fuel for a fireplace or garage heater in otherwise electrically heated houses. It was brought up that even a 100-gallon tank would not be enough to

provide heat for an entire dwelling, making it reasonable to increase the maximum tank size to 100 gallons. Requirements to screen the tank with a fence would remain unchanged.

Motion by Meister, Seconded by Moua-Leske to allow tanks up to 100 gallons in residential districts. All voted in favor.

Adjournment

At 3:32PM Motion by Meister, seconded by Moua-Leske to adjourn the meeting. All voted in favor.

Respectfully Submitted,
Steven Anderson
City Clerk



**CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 9/24/24**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, September 24, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Ordinance amending Sections 86-96 A agricultural district, 86-102 B-1 limited business district, 86-103 B-2 central business district, 86-104 B-3 general business district, 86-105 B-4 shopping center business district, 86-106 I-1 limited industrial district, and 86-107 I-2 general industrial district, all to comply with the new cannabis State regulations.
Background Information:	<p>The State of Minnesota has passed the law making most of cannabis related product legal. For all practical purposes, the only thing local governments are permitted to do is regulate the locations of cannabis related businesses through their zoning ordinances. All sections presented today are being changed to find an appropriate place for each type of a State licensed cannabis related business.</p> <p>The proposed changes are done in a consistent and simple manner. All cannabis related businesses are combined into one use line that lists permitted license types appropriate for a particular district, either as a permitted or conditional use. A general note at the end of each section prohibits cannabis related activities in all other uses.</p> <p>Additionally, Section 86-105 B-4 shopping center business district is being repealed because this district is obsolete: no part of town is zoned B-4 anymore. A few other minor changes were made in several sections to simplify the ordinances; most of them relate to recently passed other ordinance changes, such as Rental Ordinance.</p> <p>These changes will be presented at the next available Planning Commission meeting on November 13, 2024, for a public hearing. It will give enough time to go through two Council meetings to adopt these changes before the end of the year, as required by the State law.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommends the recommendation to the City Council approving the revisions amending Sections 86-96 A agricultural district, 86-102 B-1 limited business district, 86-103 B-2 central business district, 86-104 B-3 general business district, 86-105 B-4 shopping center business district, 86-106 I-1 limited industrial district, and 86-107 I-2 general industrial district as recommended by staff.

Section 86-96 A Agricultural District

(a) *Intent; scope.* This section applies to the A agricultural district. This A district preserves land for agricultural or undeveloped uses until development pressures require that such land be released and rezoned for purposes of controlled and orderly growth according to the comprehensive plan pending proper timing and allowance for the economical provision of urban services.

(b) *Permitted uses.* The following uses shall be permitted in the A agricultural district:

(1) Cultivation, maintenance, or harvest of plants for the sale or other commercial use.

(2) Cannabis related businesses as follows: Cannabis cultivation, as defined and licensed by the Minnesota Office of Cannabis Management.

(3) Farming and truck gardening, nurseries and greenhouses.

(4) Golf courses and country clubs.

(5) Hobby farms including keeping up to six horses, mules, sheep, goats, llamas, or ponies.

(6) Parks and recreational areas owned or operated by governmental agencies.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the A agricultural district:

(1) Accessory uses customarily incident to the uses permitted in subsections (a) and (b) of this section.

(2) Fallout shelters.

(3) Keeping ~~of not more than two~~ boarders and/or roomers by a resident family.

(4) Offices of persons and home occupations meeting the specific conditions of Section 86-50.

(5) Private garages and storage sheds.

(6) Private amateur radio towers and antennas complying with division 6.

(7) Private swimming pool when completely enclosed within a non-climbable fence five feet high with openings no greater than four inches in any dimension and self-closing and self-locking gate. Swimming pools exempt from the building permit requirements as defined in the state building code and hot tubs with latchable covers do not need to be enclosed.

(8) Single-family farm residences if used by the farm owner or operator, member of the immediate family, or an employee working on the premises.

(9) Private accessory equipment complying with Section 86-164, including, but not limited to, solar energy collectors and systems, playgrounds, and sports courts.

(c) *Conditional uses.* All conditional use permits for the A district may only be issued if the proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the A agricultural district by conditional permit:

- (1) Archery range.
- (2) Automobile, motorcycle, go-cart or snowmobile race and driving tracks.
- (3) Cemeteries, memorial gardens, and crematoriums.
- (4) Commercial solar energy collectors and systems.

~~Keeping of three or more roomers or boarders.~~

- (5) Kennels.
- (6) Other uses of the same general character as listed in subsection (b).
- (7) Outdoor and indoor gun ranges.
- (8) Recreational vehicle parks and camp sites.
- (9) Riding stables with up to six horses.
- (10) Shrimp and fish growing operations.
- (11) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.

(a) *Height, yard, area and lot width and depth regulations.* Height, yard, area and lot width and depth regulations for the A district are as follows:

- (1) *Height regulations.* No building hereafter erected or altered shall exceed 2 1/2 stories or 30 feet in height.
- (2) *Front yard regulations.*
 - a. There shall be a front yard having a depth of not less than 25 feet except as otherwise provided in this section.
 - b. There shall be a front yard of not less than 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan.
- (3) *Side yard regulations.* There shall be a side yard, on each side of a building, each having a width of not less than five feet.
- (4) *Rear yard regulations.* There shall be a rear yard having a depth of not less than 25 percent of the lot depth.
- (5) *Lot area regulations.* Every lot shall contain an area of not less than 22,000 square feet.
- (6) *Lot width and depth regulations.* Every lot or plot of land on which a single-family dwelling is erected shall have a minimum width of not less than 110 feet at the building setback line, and a minimum depth of not less than 200 feet.

(b) *General regulations.* Additional regulations in the A agricultural district are set forth in article VI of this chapter.

(c) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

district until placed in another district by action of the council after recommendation of the planning commission, unless the land being annexed is located within orderly annexation area and is not zoned A agricultural at the time of annexation.

(Code 1976, § 11.06; Ord. No. 404 2nd series, § 1, 11-16-1998; Ord. No. 407 2nd series, § 1, 12-21-1998; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 720 2nd series, § 1, 5-9-2017; Ord. No. 734 2nd Series, 2-12-2019; Ord. No. 741 2nd series, § 1, 9-24-2019)

Cross reference(s)—Animals, ch. 14.

Section 86-102 B-1 Limited Business District

(a) *Intent; scope.* This section applies to the B-1 limited business district. This B-1 district is intended to permit selected businesses in areas adjacent to residential neighborhoods where analysis of the population demonstrates that such establishment are required and desirable.

(b) *Permitted uses.* The following uses shall be permitted in the B-1 district:

- (1) Antique, gift or florist shops.
- (2) Automobile parking lots excluding repairs and the parking of trucks and buses.
- (3) Barbershops or beauty shops.
- (4) Business or professional offices.
- (5) Cannabis related businesses as follows: Lower potency hemp retailers, as defined and licensed by the Minnesota Office of Cannabis Management; bBusinesses allowing off-sale retail sales requiring a registration under City Code, § 22-222. Businesses, except ~~On-Site Intoxicating Hemp Product Businesses,~~ must be located at least:
 - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.
- (6) Candy, ice cream, soft drinks or confectionery stores.
- (7) Churches.
- (8) Day care facility serving any number of individuals.
- (9) Fallout shelter.
- (10) Jewelry stores.
- (11) Laundromats and dry cleaning laundry pickup store.
- (12) Leather goods and luggage shops.
- (13) Medical clinics.
- (14) Municipal or other government administration buildings, police or fire stations, community center buildings, museums or art galleries, and post office stations.
- (15) Pharmacies or drugstores, including gifts, stationery and similar items.
- (16) Photography studios.
- (17) Pipe or tobacco shops.
- (18) Public libraries.
- (19) Retail bake or pastry shops.
- (20) Retail medical supply stores.
- (21) Tailor shops.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the B-1 business district:

- (1) Accessory uses customarily ~~secondary incident~~ to the uses permitted in subsections (a) and (b) of this section.
- (2) Living quarters of persons employed on the premises.
- (3) Off-street parking and loading as regulated by article VI of this chapter.
- (4) Private garage.
- ~~(5) Private swimming pool when completely enclosed within a chainlink or similar fence five-foot high.~~
- ~~(6)~~(5) Solar energy collectors and systems servicing the individual property.
- ~~(7)~~(6) Storage garages ~~where the lot is occupied by a multiple family dwelling or an institutional dwelling.~~

(d) *Conditional uses.* All conditional use permits for the B-1 district may only be issued if the proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the B-1 business district by conditional use permit:

- (1) Boardinghouses and lodging houses.
- (2) Gas station or car wash.
- (3) Grocery stores, fruit and vegetable markets.
- (4) Liquor stores (for consumption off the premises).
- (5) Meat shops and cold storage lockers (excluding slaughtering).
- (6) Medical, dental and optical labs.
- (7) Mortuaries or funeral homes.
- (8) Motels.
- (9) Multiple-family dwellings, apartment buildings or townhouses containing not more than eight dwelling units.
- ~~(10) Offices of persons and home occupations in existing structures when they meet the specific conditions of section 86-50.~~
- ~~(11)~~(10) Other business uses of the same general character as listed in subsection (b).
- ~~(12)~~(11) Parks and recreational areas.
- ~~(13)~~(12) Public, parochial or other private elementary, middle, junior high or senior high schools offering a curriculum equivalent to the public school system, and not operated for profit.
- ~~(14)~~(13) Public utility stations and structures.
- ~~(15)~~(14) Residential facility serving six or fewer individuals.
- ~~(16)~~(15) Restaurants, cafes, delicatessens or tearooms.
- ~~(17)~~(16) Shoe stores and shoe repair stores.
- ~~(18)~~(17) Single-family detached dwellings.
- ~~(19) Two family dwellings under single ownership, joint ownership or tenants in common.~~
- ~~(20) Two family dwellings under split ownership under the following conditions:~~

- ~~a. The dwellings have separate utility service lines to each unit.~~
- ~~b. The owner execute a common maintenance agreement containing covenants as to uniformity of exterior appearance of the dwellings for the life of the building.~~
- ~~c. Proper separation of units exist as provided by the city building code.~~
- ~~d. Such dwellings comply with all yard regulations for single family dwellings, except side yard regulations between the dwelling units.~~
- ~~e. The dwelling location on the lot be compatible with the neighborhood.~~
- ~~f. Landscaping, fencing, grading, exterior lighting, construction and driveway conform to the surrounding neighborhood.~~
- ~~g. Any accessory building is compatible with the dwellings and the surrounding neighborhood.~~
- ~~h. The dwellings shall be a maximum height of two stories.~~
- ~~i. Not more than 50 percent of the lot area shall be occupied by buildings.~~
- ~~j. No unit shall be eligible under this use unless the division of the dwelling occurs along the lot lines.~~

~~(24)(18)~~ Water supply buildings, reservoirs, wells, elevated tanks, and other similar essential public utility structures, municipal or other government service buildings.

(e) *Height, yard and lot coverage regulations.* Height, yard and lot coverage regulations for the B-2 district are as follows:

(1) *Height regulations.* No building shall hereafter be erected or structurally altered to exceed three stories or 35 feet in height.

(2) *Front yard regulations.*

- a. There shall be a front yard having a depth of not less than 25 feet on a lot or plot that abuts a minor street or a marginal access service street.
- b. There shall be a front yard having a depth of 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.
- c. There shall be a front yard on each street side of each corner lot. No accessory buildings shall project into the front yard line on either street.

~~d. No front yard shall be required in the downtown district.~~

(3) *Side yard regulations.*

- a. There shall be a side yard on each side of a building, having a width of not less than ten feet.
- b. No building shall be located within 20 feet of any side lot line abutting a lot in any of the classes of residence districts.

~~e. No side yard shall be required in the downtown district.~~

(4) *Rear yard regulations.*

- a. There shall be a rear yard having a depth of not less than 25 percent of the lot

depth or a maximum required rear yard of 25 feet.

b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.

~~c. No rear yard shall be required in the downtown district.~~

(f) *Lot coverage regulations.* Not more than 50 percent of a lot shall be occupied by buildings. No lot coverage restrictions apply in the downtown district.

(g) *General regulations.* Additional regulations in the B-1 business district are set forth in article VI of this chapter, except that no outside storage or displays of property for sale shall be permitted on any premises in such district.

(h) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

Formatted: Font: Italic

(Code 1976, § 11.12; Ord. No. 443, § 3, 11-6-2000; Ord. No. 463, § 1, 7-2-2001; Ord. No. 590 2nd series, § 1, 2-19-2008)

Cross reference(s)—Businesses, ch. 22.

HISTORY

Amended by Ord. [24-012](#) on 6/25/2024

Section 86-103 B-2 Central Business District

(a) *Intent; scope.* This section applies to the B-2 central business district. This B-2 district is intended to preserve and enhance the city's central business district as the prime center for office and government employment, shopping and cultural activities. This B-2 district shall be restricted to the downtown district.

(b) *Permitted uses.* The following uses shall be permitted in the B-2 business district:

- (1) Animal pet shops.
- (2) Antique, gift or florist shop.
- (3) Appliance sales and service stores.
- (4) Armories, convention or exhibition halls.
- (5) Art, office, school, camera and photography supply stores.
- (6) Audio recording sales or rental.
- (7) Auto parts stores.
- (8) Automobile parking lots and the parking of trucks and buses.
- (9) Banks and savings institutions.
- (10) Barbershops or beauty shops.
- (11) Bars, taverns, cocktail lounges, nightclubs, dancehalls and theaters.
- (12) Bicycle sales or repair shops.
- (13) Billiard or pool halls.
- (14) Book or stationery stores.
- (15) Bowling alleys.
- (16) Bus stations or taxistands.
- (17) Business, commercial or dance schools.
- (18) Business or professional offices.
- (19) Cannabis related businesses as follows: Lower potency hemp retailers, cannabis retailers, cannabis delivery services, cannabis lounges, and cannabis event organizers, as defined and licensed by the Minnesota Office of Cannabis Management; ~~b~~Businesses allowing off-sale retail sales requiring a registration under City Code, § 22-222. ~~Businesses, except On-Site Intoxicating Hemp Product Businesses,~~ must be located at least:
 - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.
- (20) Cabinet or carpenter shops.
- (21) Cabinet stores.
- (22) Candy, ice cream, soft drinks or confectionery stores.
- (23) Carpet, rug and flooring stores.

- (24) Churches.
- (25) Clothing stores.
- (26) Commercial radio or television broadcasting station.
- (27) Communication center (within building).
- (28) Department stores.
- (29) Fallout shelter.
- (30) Furniture stores.
- (31) Grocery stores, fruit and vegetable markets.
- (32) Hardware, hobby, sporting goods or toy stores.
- (33) Jewelry stores.
- (34) Job printing, newspaper, lithographing or publishing plants.
- (35) Laundromats and dry cleaning laundry pickup store.
- (36) Leather goods and luggage shops.
- (37) Liquor stores (for consumption off the premises).
- (38) Loan and finance company offices.
- (39) Lodge rooms or clubhouses for fraternal organizations.
- (40) Meat shops and cold storage lockers (excluding slaughtering).
- (41) Medical clinics.
- (42) Medical, dental and optical laboratories.
- (43) Mortuaries or funeral homes.
- (44) Motels or motor hotels.
- (45) Motion picture theatre.
- (46) Municipal or other government administration buildings, police or fire stations, community center buildings, museums or art galleries, and post office stations.
- (47) Music studios or musical instrument stores.
- (48) Newsstands.
- (49) Paint or wallpaper stores and interior decorating studios.
- (50) Pet supply store.
- (51) Pharmacies or drugstores; including gifts, stationery and similar items.
- (52) Photography studios.
- (53) Physical culture or health clubs and gymnasiums.
- (54) Pipe or tobacco shops.
- (55) Plumbing shops, television or radio repair shops; when operated as accessory uses to retail sales establishments.
- (56) Public libraries.
- (57) Restaurants, cafes, delicatessens or tearooms.

- (58) Retail bakeries or pastry shops.
- (59) Retail ice delivery stations (excluding manufacturing).
- (60) Retail medical supply stores.
- (61) Sewing machine sales and service stores.
- (62) Shoe stores and shoe repair shops.
- (63) Tailor shops.
- (64) Variety stores.
- (65) Veterinary clinic and hospital for small animals with associated indoor kennels where there are no animals allowed outside of a building at any time, where the entire business is conducted wholly within an enclosed sound proofed, heated and air conditioned building such that no noise or odors are perceptible beyond the property line.
- (66) Video recording and equipment sales and repair stores.
- (67) Watch or clock repair, locksmith or pawn shops.
- (68) Water conditioning sales and services.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the B-2 central business district:

- (1) Accessory uses customarily secondary incident to the uses permitted in subsections (a) and (b) of this section.
- (2) Living quarters of persons employed on the premises.
- (3) Off-street parking and loading as regulated by article VI of this chapter.
- (4) Solar energy collectors and systems servicing the individual property.
- (5) Storage and parking garages ~~where the lot is occupied by a multiple-family dwelling, hospital or an institutional dwelling.~~

(d) *Conditional uses.* All conditional use permits for the B-2 district may only be issued if the proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the B-2 central business district by conditional use permit:

- (1) Automobile garages and repair shops, with no outside storage or sales of vehicles, equipment or accessories.
- (2) Automobile laundry or car wash.
- (3) Automobile service stations, for sale of gasoline, oil and accessories.
- (4) Boardinghouses and lodginghouses; convalescent, nursing and rest home.
- (5) Drive-in retail or service stores.
- (6) Garden supply stores.
- (7) Hospitals (excluding nonhuman).
- (8) Multiple-family dwellings, apartment buildings or townhouses.
- (9) Other business uses of the same general character as listed in subsection (b).
- (10) Parks and recreational areas owned or operated by governmental agencies.

- (11) Public, parochial or other private elementary, middle, junior high or senior high schools offering a curriculum equivalent to the public school system, and not operated for profit.
- (12) Repair and rental shops of domestic type equipment and items.
- (13) Residential facility or day care facility.
- (14) Self-storage warehouse on floors other than main level.
- (15) Sports arenas or stadiums, indoor skating rinks.
- (16) Tire, battery and automobile accessories shops.
- (17) Trade schools.
- (18) Upholstery and furniture repair shops.
- (19) Utility stations and structures.
- (20) Water supply buildings, reservoirs, wells, elevated tanks, and other similar essential public utility structures, municipal or other government service buildings.

(e) *Height, yard and lot coverage regulations.* Height, yard and lot coverage regulations for the B-2 district are as follows:

- (1) *Height regulations.* No building shall hereafter be erected or structurally altered to exceed 45 feet in height.
- (2) *Front yard regulations.* No front yard shall be required.
- (3) *Side yard regulations.* No side yard shall be required.
- (4) *Rear yard regulations.* No rear yard shall be required.

(f) *Lot coverage regulations.* There are no lot coverage regulations.

(g) *General regulations.* Additional regulations in the B-2 central business district are set forth in article VI of this chapter.

(h) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

(Code 1976, § 11.13; Ord. No. 443, § 3, 11-6-2000; Ord. No. 463, § 1, 7-2-2001; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 613 2nd series, § 1, 8-25-2009; Ord. No. 703 2nd series, § 1, 12-8-2015)

Cross reference(s)—Businesses, ch. 22.

HISTORY

Amended by Ord. [24-012](#) on 6/25/2024

Section 86-104 B-3 General Business District

(a) *Intent; scope.* This section applies to the B-3 general business district. This B-3 district provides a location for uses that are appropriate to thoroughfare locations, are largely dependent upon thoroughfare traffic, and are not suitable within other business districts.

(b) *Permitted uses.* The following uses shall be permitted in the B-3 business district:

- (1) Ambulance, taxi, bus, and rail stations or terminals.
- (2) Antique, gift or florist shop.
- (3) Apparel shops.
- (4) Appliance sales and service stores.
- (5) Art, office, school, camera and photography supply stores.
- (6) Audio recording sales or rental.
- (7) Auto parts and accessories.
- (8) Automobile and truck sales or used car lots.
- (9) Automobile garages and repair shops, with no outside storage of vehicles or equipment.
- (10) Automobile laundries and car washes.
- (11) Automobile parking lots and garages.
- (12) Automobile service stations, for sale of gasoline, oil and accessories.
- (13) Banks and savings institutions.
- (14) Barbershops or beauty shops.
- (15) Bars, taverns, cocktail lounges, nightclubs, dancehalls and theatres.
- (16) Bicycle or motorcycle sales or repair shops.
- (17) Billiard or pool halls.
- (18) Book or stationery stores.
- (19) Bowling alleys.
- (20) Business, commercial or dance schools.
- (21) Business or professional offices.
- (22) Cannabis related businesses as follows: Lower potency hemp retailers, cannabis retailers, cannabis delivery services, cannabis lounges, cannabis wholesaler, and cannabis event organizers, as defined and licensed by the Minnesota Office of Cannabis Management; ~~b~~Businesses allowing off-sale retail sales requiring a registration under City Code, § 22-222. ~~Businesses, except On-Site Intoxicating Hemp Product Businesses,~~ must be located at least:
 - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.

- (25) Carpenter, plumbing and heating, paint and wallpaper, and janitorial service shops.
- (26) Carpet and flooring stores.
- (27) Churches.
- (28) Day care facility serving any number of individuals.
- (29) Department stores.
- (30) Drive-in restaurants and other establishments that provide goods and services to patrons in automobiles.
- (31) Drive-in retail or service stores.
- (32) Drive-in theatres.
- (33) Drive-up bank and other offices.
- (34) Electric motors service shops.
- (35) Fallout shelter.
- (36) Furniture stores.
- (37) Garden and lawn supply stores.
- (38) Gas stations.
- (39) Glass sales and service stores.
- (40) Grocery stores or supermarkets.
- (41) Hardware, hobby, sporting goods or toy stores.
- (42) Health clubs.
- (43) Ice sales.
- (44) Jewelry stores and leather goods or luggage.
- (45) Laundromats and dry cleaning or laundry pickup stores.
- (46) Leather goods stores.
- (47) Liquor stores.
- (48) Loan and finance company offices.
- (49) Lodge rooms or clubhouses for fraternal organizations.
- (50) Marine or boat sales and repair shops.
- (51) Meat shops and cold storage lockers, excluding slaughtering.
- (52) Medical clinics.
- (53) Medical, dental and optical laboratories.
- (54) Miniature golf courses, archery and golf driving ranges; swimming pools serving more than one-family, skating rinks, tennis clubs, but excluding auto, motorcycle or go-cart race tracks.
- (55) Monument sales centers.
- (56) Mortuaries or funeral homes.
- (57) Motels or hotels.
- (58) Motion picture theatre.

- (59) Municipal or other government administration buildings, police or fire stations, community center buildings, museums or art galleries, and post office stations.
- (60) Music studios or musical instrument stores.
- (61) Newspaper printing.
- (62) Outdoor nurseries and greenhouses.
- (63) Paint or wallpaper stores.
- (64) Pet shops.
- (65) Pet supply store.
- (66) Pharmacies or drugstores.
- (67) Photography studios.
- (68) Pipe or tobacco shops.
- (69) Post office stations.
- (70) Printing.
- (71) Public libraries.
- (72) Radio or television broadcasting stations.
- (73) Repair and rental of domestic type equipment and items.
- (74) Restaurants, cafes, delicatessens or tea rooms.
- (75) Retail bakeries or pastry shops.
- (76) Retail ice delivery stations.
- (77) Retail medical supply stores.
- (78) Sales and service centers for farm implements.
- (79) Sales and service centers of travel and camping trailers, and motor homes which do not require a special permit to be transported on a public highway.
- (80) Self-storage warehouse with inside access to individual units.
- (81) Sewing machine sales and service.
- (82) Shoe stores and repair.
- (83) Tailor shops.
- (84) Television or radio repair shops.
- (85) Tire, battery and automobile accessories shops.
- (86) Upholstery and furniture repair shops.
- (87) Veterinary clinic and hospital for small animals with associated indoor kennels where there are no animals allowed outside of a building at any time, where the entire business is conducted wholly within an enclosed sound proofed, heated and air conditioned building such that no noise or odors are perceptible beyond the property line.
- (88) Video sales or rental.
- (89) Water conditioning sales and service.

(90) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.

(91) Wholesale business and office with no outside storage.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the B-3 business district:

(1) Accessory uses generally associated with the uses permitted in subsections (a) and (b) of this section.

(2) Off-street parking and loading as regulated by article VI of this chapter.

(3) ~~Signs as regulated by article VI of this chapter.~~

(4) Solar energy collectors and systems servicing the individual property.

(5) Storage and parking garages ~~where the lot is occupied by an institutional building.~~

(d) *Conditional uses.* All conditional use permits for the B-3 district may only be issued if the proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following use may be permitted in the B-3 business district by conditional use permit:

(1) Amusement parks.

(2) Armories, convention or exhibition halls.

(3) Billboards.

(4) Brewpubs.

(5) Cannabis related businesses as follows: Medical cannabis combination and cannabis testing facility, as defined and licensed by the Minnesota Office of Cannabis Management; businesses allowing off-sale retail sales must be located at least:

a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.

~~(5)(6)~~ College, university, post high school education or training institution, or seminary; public or private; with the nearest building line to property line distance of 150 feet to any single family dwelling property.

~~(6)(7)~~ Convalescent, nursing and rest homes.

~~(7)(8)~~ Farm feed and seed, or lawn and gardening supply store.

~~(8)(9)~~ Golf courses, including clubhouses.

~~(9)(10)~~ Heliport.

~~(10)(11)~~ Hospitals and medical centers.

~~(11)(12)~~ Kennels.

~~(12)(13)~~ Lumberyards.

~~(13)(14)~~ Meat and butcher shops and cold storage lockers, with limited slaughtering.

~~(14)(15)~~ Multiple-family dwellings, apartment buildings or townhouses.

~~(15)~~(16) Municipal or other governmental service buildings.

~~(16)~~(17) Other business uses of the same general character as listed in subsection (b).

~~(17)~~(18) Parks and recreational areas owned or operated by governmental agencies.

~~(18)~~(19) Public, parochial or other private elementary, middle, junior high or senior high schools offering a curriculum equivalent to the public school system, and not operated for profit.

~~(19)~~(20) Residential facilities serving six or fewer individuals.

~~(20)~~(21) Self-storage warehouse with outside access to individual units.

~~(21)~~(22) Sports arenas or stadiums, indoor skating rinks and physical culture or health clubs and gymnasiums.

~~(22)~~(23) Trophy and award assembly.

~~(23)~~(24) Utility stations and structures.

(e) *Height and yard regulations.* Height and yard regulations for the B-3 district are as follows:

(1) *Height regulations.* No building shall hereafter be erected or structurally altered to exceed 45 feet in height.

(2) *Front yard regulations.*

a. There shall be a front yard having a depth of not less than 25 feet on a lot or plot that abuts a minor street or a marginal access service street.

b. There shall be a front yard having a depth of 35 feet on a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.

c. There shall be a front yard on each street side of a corner lot. No accessory buildings shall project beyond the front yard line on either street.

d. No front yard shall be required in the downtown district.

(3) *Side yard regulations.*

a. There shall be a side yard on each side of a building, having a width of not less than ten feet.

b. No building shall be located within 20 feet of any side lot line abutting a lot in any of the classes of residence districts.

c. No side yard shall be required in the downtown district.

(4) *Rear yard regulations.*

a. There shall be a rear yard having a depth of not less than 25 percent of the lot depth or a maximum required rear yard of 25 feet.

b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.

c. No rear yard shall be required in the downtown district.

(f) *Lot coverage regulations.* Not more than 50 percent of a lot shall be occupied by buildings in the B-3 district. No lot coverage restrictions apply in the downtown district.

(g) *General regulations.* Additional regulations in the B-3 general business district are set forth in

article VI of this chapter.

- (h) Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.

(Code 1976, § 11.14; Ord. No. 410 2nd series, § 2, 2-16-1999; Ord. No. 443, § 3, 11-6-2000; Ord. No. 463, § 1, 7-2-2001; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 613 2nd series, § 1, 8-25-2009; Ord. No. 655 2nd series, § 1, 5-22-2012; Ord. No. 719 2nd series, § 1, 5-9-2017; Ord. No. 753 2nd series, § 1, 7-28-2020)

Cross reference(s)—Businesses, ch. 22.

HISTORY

Amended by Ord. [23-011](#) on 6/13/2023

Amended by Ord. [24-012](#) on 6/25/2024

Section 86-105 B-4 Shopping Center Business District

~~(a) Intent; scope. This section applies to the B-4 shopping center business district. This B-4 district is intended to provide for existing and/or proposed shopping centers.~~

~~(b) Permitted uses. The following uses shall be permitted in the B-4 business district:~~

- ~~(1) Animal pet shops.~~
- ~~(2) Antique, gift or florist shop.~~
- ~~(3) Apparel shops.~~
- ~~(4) Appliance stores.~~
- ~~(5) Art, office, school, or camera and photography supply stores.~~
- ~~(6) Audio recording sales and rental.~~
- ~~(7) Auto parts and accessories.~~
- ~~(8) Automobile and truck parking lots.~~
- ~~(9) Banks and savings institutions.~~
- ~~(10) Barbershops or beauty shops.~~
- ~~(11) Bars, cocktail lounges, nightclubs and theatres.~~
- ~~(12) Bicycle sales shops.~~
- ~~(13) Bookstores.~~
- ~~(14) Bowling alleys.~~
- ~~(15) Bus stations or taxistands.~~
- ~~(16) Business, commercial and dance schools.~~
- ~~(17) Business or professional offices.~~
- ~~(18) Businesses requiring a registration under City Code, § 22-222. Businesses, except On-Site Intoxicating Hemp Product Businesses, must be located at least:
 - ~~a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.~~~~
- ~~(19) Butcher shops, excluding slaughtering.~~
- ~~(20) Cabinet stores.~~
- ~~(21) Candy, ice cream, soft drinks or confectionery stores.~~
- ~~(22) Carpet and flooring stores.~~
- ~~(23) Clock repair.~~
- ~~(24) Communications broadcasting station.~~
- ~~(25) Department store.~~
- ~~(26) Drive-up bank.~~

- ~~(27) Dry-cleaning stores or laundry pickup stores.~~
- ~~(28) Fallout shelter.~~
- ~~(29) Finance company offices.~~
- ~~(30) Funeral homes.~~
- ~~(31) Furniture stores.~~
- ~~(32) Garden and lawn supply stores.~~
- ~~(33) Gas stations.~~
- ~~(34) Glass sales.~~
- ~~(35) Governmental buildings.~~
- ~~(36) Grocery stores.~~
- ~~(37) Hardware, hobby, sporting goods or toy stores.~~
- ~~(38) Jewelry stores.~~
- ~~(39) Leather goods and luggage shops.~~
- ~~(40) Libraries.~~
- ~~(41) Liquor stores (for consumption off the premises).~~
- ~~(42) Loan and finance.~~
- ~~(43) Lodge rooms or clubhouses for fraternal organizations.~~
- ~~(44) Medical clinics.~~
- ~~(45) Motels.~~
- ~~(46) Motion picture theatre.~~
- ~~(47) Music studios or musical instrument stores.~~
- ~~(48) Newsstands.~~
- ~~(49) Office and photo supply (retail).~~
- ~~(50) Paint, wallpaper or interior decorating stores.~~
- ~~(51) Pet supply store.~~
- ~~(52) Pipe or tobacco shops.~~
- ~~(53) Pharmacies or drugstores.~~
- ~~(54) Photography studios.~~
- ~~(55) Physical culture or health clubs and gymnasiums.~~
- ~~(56) Plumbing and heating sales.~~
- ~~(57) Pool halls and video arcades.~~
- ~~(58) Post office stations.~~
- ~~(59) Printing.~~
- ~~(60) Restaurants, cafes, delicatessens or tea rooms.~~
- ~~(61) Retail bakeries or pastry shops.~~

~~(62) Retail medical supply stores.~~

~~(63) Sewing machine sales and service.~~

~~(64) Shoe stores.~~

~~(65) Supermarkets.~~

~~(66) Tailor shops.~~

~~(67) Veterinary clinic and hospital for small animals with associated indoor kennels where there are no animals allowed outside of a building at any time, where the entire business is conducted wholly within an enclosed sound proofed, heated and air conditioned building such that no noise or odors are perceptible beyond the property line.~~

~~(68) Video recording sales and rental.~~

~~(69) Water conditioning sales.~~

~~(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the B-4 business district:~~

~~(1) Accessory uses generally associated with the uses permitted in subsections (a) and (b) of this section.~~

~~(2) Off-street parking and loading as regulated by article VI of this chapter.~~

~~(3) Signs as regulated by article VI of this chapter.~~

~~(4) Solar energy collectors and systems.~~

~~(5) Storage garages where the lot is occupied by an institutional building.~~

~~(d) *Conditional uses.* All conditional use permits for the B-4 district may only be issued if the proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be permitted in a B-4 district by conditional use permits:~~

~~(1) Automobile car washes.~~

~~(2) Automobile service stations for sale of gasoline, oil and accessories.~~

~~(3) Brewpubs.~~

~~(4) Cabinet sales.~~

~~(5) Day care facility serving any number of individuals.~~

~~(6) Drive-in restaurants and other establishments that provide goods and service to patrons in automobiles.~~

~~(7) Drive-in retail stores.~~

~~(8) Garden and lawn supply stores.~~

~~(9) Lodge rooms or clubhouses for fraternal organizations.~~

~~(10) Medical, dental and optical lab.~~

~~(11) Multiple-family dwelling, apartments, townhouses.~~

~~(12) Municipal or other government administration building, police or fire stations and museums.~~

- ~~(13) Municipal or other governmental service buildings.~~
- ~~(14) Parks and recreational areas.~~
- ~~(15) Plumbing, television or radio repair shops when operated as accessory uses to retail shops.~~
- ~~(16) Public libraries.~~
- ~~(17) Public, parochial or other private elementary, middle, junior high or senior high schools offering a curriculum equivalent to the public school system, and not operated for profit.~~
- ~~(18) Public utility structures.~~
- ~~(19) Repair and rental shops of domestic type equipment and items.~~
- ~~(20) Sports arenas.~~
- ~~(21) Trade schools.~~
- ~~(22) Utility stations and structures.~~

~~(e) Height and yard regulations. Height and yard regulations in the B-4 district are as follows:~~

~~(1) Height regulations. No building shall hereafter be erected or structurally altered to exceed 45 feet in height.~~

~~(2) Front yard regulations.~~

~~a. There shall be a front yard having a depth of 50 feet on a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.~~

~~b. There shall be a front yard on each street side of a corner lot. No accessory buildings shall project beyond the front yard line on either street.~~

~~(3) Side yard regulations.~~

~~a. There shall be a side yard on each side of a lot, having a width of not less than 30 feet.~~

~~b. No building shall be located within 20 feet of any side lot line abutting a lot in any of the classes of residence districts.~~

~~(4) Rear yard regulations.~~

~~a. There shall be a rear yard having a depth of not less than 25 percent of the lot depth or a maximum required rear yard of 25 feet.~~

~~b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.~~

~~(f) Lot coverage regulations. Not more than 30 percent of the lot may be occupied by buildings in the B-4 district.~~

~~(g) General regulations. Additional regulations in the B-4 shopping center business district are set forth in article VI of this chapter.~~

~~(Code 1976, § 11.15; Ord. No. 463, § 1, 7-2-2001; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 612 2nd series, § 1, 8-25-2009; Ord. No. 655 2nd series, § 1, 5-22-2012)~~

~~Cross reference(s)—Businesses, ch. 22.~~

HISTORY

Amended by Ord. [24-012](#) on 6/25/2024

Section 86-106 I-1 Limited Industrial District

- (a) *Intent; scope.* This section applies to the I-1 limited industrial district. This I-1 district provides a location for nonnuisance type manufacturing and/or less intensive commercial uses such as wholesale activities, with only incidental outside storage.
- (b) *Permitted uses.* The following uses shall be permitted in the I-1 industrial district:
- (1) Ambulance and taxi service, bus, and rail stations or terminals.
 - (2) Animal hospitals.
 - (3) Auto parts and accessories sales.
 - (4) Automobile garages and repair shops, with no long-term outside storage of vehicles or equipment.
 - (5) Automobile parking lots and garages.
 - (6) Building materials sales and storage and lumberyards.
 - (7) Business or professional offices.
 - (8) Camera and photographic supplies manufacture.
 - (9) Cannabis related businesses as follows: Lower potency hemp retailers, lower potency hemp manufacturer, cannabis retailers, cannabis manufacturer, cannabis delivery services, cannabis lounges, cannabis wholesaler, cannabis transporter, cannabis testing facility, and medical cannabis combination, as defined and licensed by the Minnesota Office of Cannabis Management; businesses allowing off-sale retail sales must be located at least:
 - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.
 - (10) Carpenter and cabinet shops, plumbing and heating shops, and janitorial services.
 - (11) Cartage and express facilities.
 - (12) Cartography, bookbinding, engraving, publishing, job printing, lithographing and copying.
 - (13) Commercial greenhouses, nurseries or tree farms.
 - (14) Contractor's offices shops and yards for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, air conditioning, masonry and electrical and refrigeration supplies and other
 - (15) Construction related trades when completely enclosed within a building.
 - (16) Electrical and electronic products manufacture.
 - (17) Electrical service shops.
 - (18) Fallout shelter.
 - (19) Farm equipment sales and service.

- (20) Farm, feed and seed supply stores.
- (21) Garage and storage of motor vehicles.
- (22) Governmental service buildings.
- (23) Household goods repair and service shops.
- (24) Ice plant.
- (25) Industrial truck and equipment sales and service shops.
- (26) Jewelry manufacture.
- (27) Kennels.
- (28) Leather goods.
- (29) Medical, dental and optical equipment manufacture.
- (30) Mobile home and camping trailer sales.
- (31) Musical instruments manufacture.
- (32) Railroad rights-of-way.
- (33) Rentals of industrial type equipment.
- (34) Research, experimental or testing stations.
- (35) Self-storage warehouse.
- (36) Soft drink and bottling establishments (enclosed).
- (37) Storage or warehousing, when completely enclosed within a building.
- (38) Telephone exchange.
- (39) Trade schools.
- (40) Transformer and booster stations, transmitters and other utility stations.
- (41) Trophy and award manufacturing or assembling.
- (42) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.
- (43) Wholesale business and office establishments.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the I-1 industry district:

- (1) All uses customarily secondary incidental to the uses permitted in subsections (a) and (b) of this section.
- (2) Off-street parking and loading as regulated by article VI of this chapter.
- ~~(3) Signs, as regulated by article VI of this chapter.~~
- ~~(4)~~(3) Solar energy collectors and systems serving the individual property.

proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the I-1 industrial district by conditional use permit:

- (1) Automobile and truck sales or used car lots.
- (2) Billboards.
- (3) Brewpubs and microbreweries.
- (4) Cannabis related businesses as follows: Cannabis cultivator (indoor only), cannabis event organizer, and lower potency hemp manufacturer, as defined and licensed by the Minnesota Office of Cannabis Management; businesses allowing off-sale retail sales must be located at least:
 - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.
- (5) Day care facility serving any number of individuals.
- (6) Heliport.
- (7) Meat and butcher shops and cold storage lockers, with limited slaughtering.
- (8) Municipal or other governmental administration buildings, police and fire stations, community centers, public libraries, museums, art galleries and post office stations.
- (9) Other industrial uses of the same general character as listed in subsection (b).
- (10) Overnight campgrounds.
- (11) Parks and recreational areas owned or operated by governmental agencies.
- (12) Public, parochial or other private elementary, middle, junior high or senior high schools offering a curriculum equivalent to the public school system, and not operated for profit.
- (13) Recyclable materials processing when completely enclosed within a building.
- (14) Utility stations and structures.

(e) *Height, yard, area, lot width and lot coverage regulations.* Height, yard, area, lot width and lot coverage regulations for the I-1 district are as follows:

- (1) *Height regulations.* No building shall hereafter be erected to exceed 75 feet in height.
- (2) *Front yard regulations.*
 - a. There shall be a front yard having a depth of not less than 25 feet except as otherwise provided in this section.
 - b. There shall be a front yard having a depth of 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.

c. No front yard shall be required in the downtown district.

(3) *Side yard regulations.*

- a. There shall be two side yards, one on each side of a building, each having a width of not less than ten feet.
- b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.
- c. No side yard shall be required in the downtown district.

(4) *Rear yard regulations.*

- a. There shall be a rear yard having a depth of not less than 25 percent of the lot depth or a maximum required rear yard of 25 feet.
- b. No rear yard shall be required in the downtown district.

(5) *Lot coverage regulations.* Not more than 50 percent of the total area of a lot shall be covered by buildings. No lot coverage restrictions apply in the downtown district.

(f) *General regulations.* Additional regulations in the I-1 limited industrial business district are set forth in article VI of this chapter.

(g) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

(Code 1976, § 11.16; Ord. No. 401 2nd series, § 1, 10-19-1998; Ord. No. 410 2nd series, § 3, 2-16-1999; Ord. No. 443, § 3, 11-6-2000; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 606 2nd series, § 1, 3-10-2009; Ord. No. 650 2nd series, § 1, 3-27-2012; Ord. No. 655 2nd series, § 1, 5-22-2012; Ord. No. 694 2nd series, § 1, 5-12-2015; Ord. No. 719 2nd series, § 2, 5-9-2017; Ord. No. 753 2nd series, § 1, 7-28-2020)

Cross reference(s)—Businesses, ch. 22.

HISTORY

Amended by Ord. [23-027](#) on 11/28/2023

Section 86-107 I-2 General Industrial District

- (a) *Intent; scope.* This section applies to the I-2 general industrial district. This I-2 district provides a location for heavier industrial and manufacturing activities, without encroachment by incompatible use areas.
- (b) *Permitted uses.* The following uses shall be permitted in the I-2 industrial district:
- (1) Animal hospitals.
 - (2) Auto parts and accessories sales.
 - (3) Automobile and truck parking lots and garages.
 - (4) Bottling establishments.
 - (5) Building materials sales and storage and lumberyard.
 - (6) Camera and photographic supplies manufacture.
 - (7) Cannabis related businesses as follows: Cannabis delivery services, cannabis wholesaler, cannabis transporter, cannabis testing facility, and cannabis cultivator (indoor only), as defined and licensed by the Minnesota Office of Cannabis Management.
 - (8) Carpenter and cabinet shops, plumbing and heating shops, and janitorial services.
 - (9) Cartage and express facilities.
 - (10) Cartography, bookbinding, engraving, publishing, job printing, lithographing and copying.
 - (11) Cleaning and dyeing.
 - (12) Contractor's offices, shops and yards for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, air conditioning, masonry, electrical and refrigeration supplies.
 - (13) Egg grading, sorting and wholesale business.
 - (14) Electric light or power generating station.
 - (15) Electrical and electronic products manufacture.
 - (16) Electrical service shops.
 - (17) Fallout shelters.
 - (18) Farm equipment sales and service.
 - (19) Farm, feed and seed supply stores.
 - (20) Feed and seed processing.
 - (21) Freight terminal.
 - (22) Fuel and ice sales and storage.
 - (23) Garages and storage, repair and servicing of motor vehicles.
 - (24) Governmental service buildings.
 - (25) Highway maintenance shops and yards.
 - (26) Ice plant.
 - (27) Industrial training schools.

- (28) Industrial truck and equipment sales and service shops.
- (29) Jewelry manufacture.
- (30) Kennels.
- (31) Landscaping including outside material storage.
- (32) Leather goods.
- (33) Manufacturing, processing, and associated storage, servicing and testing.
- (34) Medical, dental and optical equipment manufacture.
- (35) Mobile home and camping trailer sales.
- (36) Musical instruments manufacture.
- (37) Printing.
- (38) Public utility structure (industrial).
- (39) Railroad rights-of-way.
- (40) Rentals of industrial type equipment.
- (41) Research, experimental or testing stations.
- (42) Soft drink and bottling establishments (enclosed).
- (43) Storage or warehousing, when completely enclosed within a building.
- (44) Telephone exchange.
- (45) Trophy and award manufacturing or assembling.
- (46) Warehouses.
- (47) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.
- (48) Wholesale business and office establishments.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the I-2 industry district:

- (1) All uses customarily ~~secondary incidental~~ to the uses permitted in subsections (a) and (b) of this section.
- (2) Off-street parking and loading as regulated by article VI of this chapter.
- ~~(3) Signs, as regulated by article VI of this chapter.~~
- ~~(4)~~(3) Solar energy collectors and systems servicing the individual property.

(d) *Conditional uses.* All conditional use permits for the I-2 district may only be issued if the proposed use meets the requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the I-2 industrial district by conditional use permit:

- (1) Adult uses complying with the following regulations:
 - a. The use must be contained within a building.
 - b. No sign or exterior graphics permitted except for those written in letters English language.

- c. The use is not permitted within 2,000 feet of another adult use, establishment selling beer or alcoholic beverages, school, church, any residential use, library, park, daycare facility, or residential facility, as measured from property line to property line.
- d. This use must not be greater than 2,000 square feet in total building floor area and contained in one building on a lot, plot, or property.

(2) Automobile and truck sales or used car lots.

(3) Billboards.

(4) Brewpubs, microbreweries, and breweries.

(5) Cannabis related businesses as follows: Medical cannabis combination, as defined and licensed by the Minnesota Office of Cannabis Management; businesses allowing off-sale retail sales must be located at least:

a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.

(6) Cultivation, maintenance, and harvest of plants for the sale or other commercial use.

(7) Day care facility serving any number of individuals.

(8) Processing, or storage and stockpiling of sand, gravel, stone or other raw material.

(9) Greenhouses (commercial).

(10) Gas stations.

(11) Hazardous chemicals (processing/storage).

(12) Heliport.

(13) Junkyards, wrecking yards or auto salvage yards.

(14) Meat and butcher shops and cold storage lockers.

(15) Meat processing plants.

(16) Municipal or other governmental administration or service buildings, police and fire stations, and post office stations.

(17) Other industrial uses of the same general character as listed in subsection (b).

(18) Outdoor nurseries and tree farms.

(19) Public service structures including power substations, gas regulator stations, sewage disposal plant, elevated tanks and water works.

(20) Recyclable materials processing.

(21) Restaurants.

(22) Truck stops.

(e) *Height, yard, area, lot width and lot coverage regulations.* Height, yard, area, lot width and lot coverage regulations in the I-2 district are as follows:

(2) *Front yard regulations.*

- a. There shall be a front yard having a depth of not less than 25 feet except as otherwise provided in this section.
- b. There shall be a front yard having a depth of 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.
- c. No front yard shall be required in the downtown district.

(3) *Side yard regulations.*

- a. There shall be two side yards, one on each side of a building, each having a width of not less than ten feet.
- b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.
- c. No side yard shall be required in the downtown district.

(4) *Rear yard regulations.*

- a. There shall be a rear yard having a depth of not less than 25 percent of the lot depth or a maximum required rear yard of 25 feet.
- b. No rear yard shall be required in the downtown district.

(5) *Lot coverage regulations.* There are no lot coverage regulations.

(f) *General regulations.* Additional regulations in the I-2 general industrial business district are set forth in article VI of this chapter.

(g) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

(Code 1976, § 11.17; Ord. No. 443, § 3, 11-6-2000; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 606 2nd series, § 2, 3-10-2009; Ord. No. 622 2nd series, § 1, 7-27-2010; Ord. No. 655 2nd series, § 1, 5-22-2012; Ord. No. 685, § 1, 1-28-2014; Ord. No. 694 2nd series, § 1, 5-12-2015; Ord. No. 719 2nd series, § 2, 5-9-2017; Ord. No. 753 2nd series, §§ 1, 2, 7-28-2020)

Cross reference(s)—Businesses, ch. 22.

HISTORY

Amended by Ord. [24-008](#) on 5/14/2024