

ORDINANCE NO. 1077

AN ORDINANCE AMENDING CHAPTER 34 – LAND DEVELOPMENT CODE OF THE CITY CODE

THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT: (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 to their number and title):

SECTION 1. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.7 – Permitted Principal Uses, Table 2.7-1: Permitted Principal Uses is hereby amended, as follows (categories, columns and rows not otherwise included herein are intentionally omitted and remain in said table):

Table 2.7-1: Permitted Principal Uses									
Use Category and Use Type *Fixed-Boundary Zoning District P = Permitted Use C = Conditional Use PE = Pre-Existing Use [#] Reference to Notes at Bottom of the Table	Base Zoning Districts			Special Zoning Districts			Floating Zoning District	Use-Specific Standards in Section:	
	C1 [3]	C2 [4]	I1	A-S	CD-S [2]	PB-S	PI-S		NC-F
Agricultural Use Category									
Cannabis/hemp Cultivation, Outdoor	—	C	C	P					
Crop Raising	—	—	—	P	P	—	P	—	
Wholesale or Commercial Plant Nurseries	—	P	P	P	P	—	—	—	
Commercial Use Category									
Brewer Taproom	P	P	P	—	—	—	—	—	
Cannabis Retail	—	C	C	—	—	—	—	C	2.9.19
Cannabis Microbusiness	—	C	P	P	—	—	—	—	
Cannabis Mezzobusiness	—	C	P	P	—	—	—	—	
Cocktail Room	P	P	P	—	—	—	—	—	
Convenience Stores	P	P	—	—	—	—	—	C	
Day Care Facilities	P	P	P	—	—	—	—	C	2.9.6
Day Care Facilities, In-Home	P	—	—	P	—	—	—	—	
Gasoline Station (Fuel Sales)	PE	P	P	—	—	—	—	—	2.9.9
Greenhouses, Garden, and Landscaping Sales and Service	P	P	P	P	—	—	—	—	
Neighborhood-serving Commercial	—	—	—	—	—	—	—	P	2.9.17

Industrial, Manufacturing, Research, and Wholesale Use									
Industrial Uses (Indoors)	C	<u>C</u>	P/C	P/C	—	—	—	—	
Cannabis/hemp Cultivation, Indoor		<u>C</u>	P/C	P/C					
Cannabis manufacturing		<u>C</u>	P/C	P/C					
Cannabis Testing Facility		<u>C</u>	P	P					
Cannabis retail		<u>C</u>	P/C	P/C					<u>2.9.19</u>
Lower-potency hemp edible manufacturing		<u>C</u>	P	P					
Manufacturing, processing, or packaging of products using raw materials		<u>C</u>	C	C					
Recreational Facilities, Indoor	P	P	P	P	—	P	P	—	
Recreational Facilities, Outdoor	<u>C</u>	<u>C</u>	<u>C</u>	C	—	P	P	—	2.9.18

SECTION 2. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.8 – Use Definitions, Section 2.8.1 Agricultural Use Category is hereby amended, as follows:

2.8.1 Agricultural Use Category. The agricultural use category is comprised of uses characterized by general active and on-going agricultural uses, activities, and related uses. An agricultural use, in general, means the use of land for the growing and/or production of field crops, livestock, and livestock products for the production of income.

(F) Cannabis/hemp Cultivation, Outdoor. An establishment used for the growing, storage, and sale of legal cannabis seeds and plants and lower-potency hemp seeds and plants cultivated locally for retail or wholesale sales.

(FG) Wholesale or Commercial Plant Nurseries. An establishment used for the growing, storage, and sale of legal garden plants, shrubs, trees, or vines, including commercial cannabis and hemp for retail or wholesale sales.

SECTION 3. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.8 – Use Definitions, Section 2.8.4 Commercial Use Category is hereby amended, as follows:

2.8.4 Commercial Use Category. Establishments that contain businesses where the intent is of realizing profit from the sale of goods and services.

(I) Cannabis retail. A cannabis business with a license or endorsement authorizing the retail sale of immature cannabis plants and seedlings, cannabis flower, and packaged cannabis products directly to consumers.

- (J) **Cannabis mezzobusiness.** A cannabis business permitted, with the relevant endorsements for such activities from the Office of Cannabis Management, to cultivate cannabis, manufacture cannabis and hemp products, and package such products for sale to customers or another licensed business. A cannabis mezzobusiness may operate up to three retail locations with a retail operations endorsement from the Office of Cannabis Management. A cannabis mezzobusiness location operating with a cannabis retail component must comply with all standards applicable to a cannabis retail use.
- (K) **Cannabis microbusiness.** A cannabis business permitted, with the relevant endorsements from the Office of Cannabis Management, to cultivate cannabis, manufacture cannabis and hemp products, and package such products for sale to customers, including on-site consumption, or to another licensed business. A cannabis microbusiness may operate a single retail location with a retail operations endorsement from the Office of Cannabis Management. A cannabis microbusiness location operating with a cannabis retail component must comply with all standards applicable to a cannabis retail use.
- (~~HL~~) **Cocktail Room.** A facility on or adjacent to the premises of a microdistillery licensed under Minn. Stat. § 340A.22, which has been issued a cocktail room license for the on-sale of distilled liquor produced by the distiller for consumption on the premises of or adjacent to one distillery location owned by the distiller.
- (~~JM~~) **Commercial Truck Storage and Parking.** A lot or building used for the storage or temporary parking of commercial vehicles.
- (~~KN~~) **Convenience Stores.** A retail store where the sale of food items such as hot or cold drinks, prepackaged foods, and tobacco, road maps, magazines and other publications, and other retail items that may be readily purchased. A convenience store does not sell gasoline or other fuels unless associated with a "gasoline station."
- (~~LO~~) **Day Care Facilities.** A facility providing care for children, the elderly, or functionally impaired adults in a protective setting for a portion of the day.
- (~~MP~~) **Day Care Facilities, In-Home.** A day care facility licensed under rules and statutes of the State of Minnesota serving and providing care to 14 or fewer children or adults.
- (~~NQ~~) **Drive-Through Establishments.** Any restaurant, financial institution, product- or service-vending enterprise where business is transacted through a window or other mechanical device with a patron who is in a vehicle.
- (~~OR~~) **Farm Implement Sales and Service.** An establishment selling, renting, or repairing agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.
- (~~PS~~) **Firearms Dealer.** Any person engaged in the sale, lease, trade, or other transfer of firearms or ammunition at wholesale or retail. Firearms dealer shall not include any person only in the business of repairing firearms.

- (~~QT~~) **Funeral Homes.** A building, or part thereof, used for human funeral services and which may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, and other related supplies, the storage of funeral vehicles, facilities for cremation, chapels, and other related uses.
- (~~RU~~) **Gasoline Station (Fuel Sales).** A facility for the retail sales of leaded, unleaded and diesel gasoline.
- (~~SV~~) **Greenhouses, Garden, and Landscaping Sales and Service.** Facilities that may include greenhouses (glassed or translucent enclosures used for the cultivation and protection of plants) and where the primary business is the sale of plants, including commercial cannabis cultivation up to 15,000 sq. ft., landscaping materials, and related products.
- (~~FW~~) **Hotel, Motel, Extended Stay Establishments.** A building in which temporary lodging, with or without meals, is offered for compensation and in which there are individual sleeping rooms.
- (~~UX~~) **Kennels.** A facility for the boarding, breeding, raising, grooming, selling, training, or other animal husbandry activities for dogs, cats, or other animals for financial or other compensation.
- (Y) **Lower-potency Hemp Edible Manufacturer.** A hemp business licensed by the Office of Cannabis Management to manufacture artificially derived cannabinoids as well as lower-potency hemp edibles for public consumption and package such lower-potency hemp edibles for sale to consumer.
- (Z) **Lower-potency Hemp Edible Retailer.** A hemp business licensed by the Office of Cannabis Management to sell packaged lower-potency hemp edibles for sale to consumer.
- (NN) **Transportation and Delivery Services.** This use shall include cannabis businesses licensed or endorsed as cannabis delivery services and/or cannabis transporters by the Office of Cannabis Management.

SECTION 4. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.8 – Use Definitions, Section 2.8.4, Commercial Use Category is hereby amended by renumbering the following listed paragraphs, as follows:

- (~~VZ~~) **Medical Clinics.**
- (~~WAA~~) **Microbrewery.**
- (~~XBB~~) **Microdistillery.**
- (~~YCC~~) **Neighborhood-serving Commercial.**
- (~~ZDD~~) **Offices, Business.**
- (~~AAEE~~) **Parking Lots or Ramps.**

~~(BBFF)~~ **Personal Services.**

~~(CCGG)~~ **Private Clubs.**

~~(DDHH)~~ **Recreational Vehicle Parks.**

~~(EEII)~~ **Restaurant.**

~~(FFJJ)~~ **Restaurant, Drive Through.**

~~(GGKK)~~ **Restaurant, Limited Service.**

~~(HHLL)~~ **Retail Sales and Service.**

~~(HMM)~~ **Theaters.**

~~(JOO)~~ **Vehicle, Boat or Recreational Sales and Service.**

~~(KKPP)~~ **Vehicle, Motor Sales and Rental.**

SECTION 5. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.8 – Use Definitions, Section 2.8.5 Industrial, Manufacturing, Research, and Wholesale Use is hereby amended, as follows:

2.8.5 Industrial, Manufacturing, Research, and Wholesale Use. Business uses associated with the manufacturing, processing, servicing, and storage of goods and materials. This use category may also include uses such as truck distribution and research facilities that have related impacts but do not necessarily involve manufacturing of products.

(M) **Wholesale Commercial Use.** The sale of merchandise, much of which is stored on the premises, to retail and service commercial uses, office uses, or institutional uses, or to other wholesalers, but not to the general public. This use shall include cannabis businesses licensed or endorsed as cannabis or hemp wholesalers by the Office of Cannabis Management. Wholesale commercial uses may also mean acting as an agent or broker in the buying, selling, delivery or transport of merchandise.

SECTION 6. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.9 – Use-Specific Standards, Section 2.9.10 Industrial Uses (Indoors) is hereby amended, as follows:

2.9.10 Industrial Uses (Indoors).

(A) Industrial uses (indoors) located within areas zoned C1 shall adhere to the following use specific standards in addition to all standards found in Section 3.2.3, C1 District Site Development Standards.

(~~AB~~) Industrial uses indoors shall be limited to no more 50 percent of the area of a building or 5,000 square feet, whichever is less.

(~~BC~~) Industrial uses indoors, if on the first floor, shall be located in the rear portion of the building so that the front one half of the building is used for any commercial use permitted in the C1 district. Indoor uses may be located on any floor either above or below grade meeting all other code requirements.

(~~CD~~) All vertical and horizontal separation requirements of the building code shall be strictly applicable to industrial uses indoors located in the C1 district.

(~~DE~~) The performance standards found in Section 3.3.5, Performance Standards of this LDC shall be strictly applicable to industrial uses indoors that are located in the CI district.

(F) Cannabis businesses with a cultivator or manufacture license or endorsement may operate up to 30,000 sq ft of cannabis cultivation, cannabis product manufacturing, or lower-potency hemp edible manufacturing within an indoor facility.

(a) All such uses are intended to be compatible with adjacent commercial and service uses. Odors, noise, vibration, glare and other potential side effects of manufacturing or cultivation processes shall not be discernable beyond the property line.

SECTION 7. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.9 – Use-Specific Standards, Section 2.9.19 Retail Sales and Service is hereby amended, as follows:

2.9.19 Retail Sales and Service.

1. Retail sales and service may be permitted in the I1-B and ~~ED-F~~ districts provided that the total square footage of retail sales is limited to a maximum of 20 percent of the total floor area and is related to items manufactured on site.

2. Except in the I1-B district, a conditional use permit is required for new construction of a cannabis retail business covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the location.

3. A cannabis businesses with a retail license or a cannabis retail endorsement is prohibited from sharing a common entrance with a business licensed as a tobacco products shop.

4. Cannabis businesses with a retail license or a cannabis retail endorsement shall be located a minimum distance of 300 feet from any primary or secondary school, measured from the property line of the school to the principal structure of the cannabis retail business.

5. Cannabis businesses with a retail license or cannabis retail endorsement shall be separated from other such cannabis retail businesses by a minimum distance of 1,320 feet.

SECTION 8. Northfield Code, Chapter 34 - Land Development Code, Article 2. - Zoning Districts and Use Regulations, Section 2.10 Accessory Uses and Structures, Table 2.10-1: Permitted Accessory Uses and Structures, is hereby amended, as follows (categories, columns and rows not otherwise included herein are intentionally omitted and remain in said table):

Table 2.10-1: Permitted Accessory Uses and Structures									
Use Category and Use Type	Base Zoning Districts			Special Zoning Districts				Floating Zoning District	Use-Specific Standards in Section:
P = Permitted Use C = Conditional Use PE = Pre-Existing Use [#] Reference to Notes at Bottom of the Table	C1 [3]	C2 [4]	I1	A-S	CD-S [2]	PB-S	PI-S	NC-F	
Accessory Uses									
Cannabis transportation/delivery accessory to a cannabis business	=	<u>C</u>	P	P	=	=	<u>P</u>	=	2.9.19
Cannabis and hemp product manufacturing accessory to craftbreweries, craft wineries, or craft distilleries	=	<u>C</u>	P	P	=	=	=	=	
Cannabis and hemp cultivation for research or educational purposes, accessory to a college, university or similar institution of higher learning	=	=	=	=	P	=	=	=	

SECTION 9. This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield, Minnesota, this ____ day of _____ 2025.

ATTEST:

City Clerk

Mayor

First Reading:	
Second Reading:	
Published:	

VOTE: ____ ZWEIFEL ____ BEUMER ____ DAHLEN

____ HOLMES ____ NESS ____ PETERSON WHITE ____ SOKUP