

**ORDINANCE NO. 2025-098
CITY OF NEW ULM, BROWN COUNTY, MINNESOTA**

AN ORDINANCE AMENDING APPENDIX A TO THE NEW ULM CITY CODE, THE ZONING ORDINANCE OF THE CITY OF NEW ULM, TO ESTABLISH ZONING DISTRICTS AND USE SPECIFIC STANDARDS FOR CANNABIS AND HEMP BUSINESSES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW ULM:

SECTION 1. Upon the recommendation of the New Ulm Planning Commission, that Chapter 5: Business Zoning Districts, Section 5.6, Business Use Table, Table 5-5: Uses by Business District, of Appendix A to the City Code of the City of New Ulm is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

TABLE 5-5: USES BY BUSINESS DISTRICT					
Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted *	Base Zoning Districts				Additional Requirements
	B-1 Limited Business	B-2 General Business	B-3 Community Business	B-4 CBD	
<i>Agricultural Uses</i>					
* * * *					
<i>Business Uses</i>					
* * * *					
Cannabis Retail		P	P	P	
* * * *					

SECTION 2. Upon the recommendation of the New Ulm Planning Commission, that Chapter 6: Industrial Zoning Districts, Section 6.5, Industrial Use Table, Table 6-4: Uses by Industrial District, of Appendix A to the City Code of the City of New Ulm is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

TABLE 6-4: USES BY INDUSTRIAL DISTRICT				
Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted *	Base Zoning Districts			Additional Requirements
	I-1 Planned Industrial	I-2 General Industrial	I-3 Limited Industrial	
* * * *				
<i>Commercial Uses</i>				
* * * *				
Cannabis Retail	C	C		
* * * *				

TABLE 6-4: USES BY INDUSTRIAL DISTRICT				
Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted *	Base Zoning Districts			Additional Requirements
	I-1 Planned Industrial	I-2 General Industrial	I-3 Limited Industrial	
Industrial Uses				
* * * *				
Cannabis Delivery	P	P		
Cannabis Manufacturer	P	P		
Cannabis Testing Facility	P	P		
Cannabis Transportation	P	P		
Cannabis Wholesale	P	P		
* * * *				
Hemp Manufacturer	P	P		
* * * *				

SECTION 3. Upon the recommendation of the New Ulm Planning Commission, that Chapter 9: Uses, Section 9.1, Comprehensive Use Table, Table 9-1: Uses Table: Uses by District, of Appendix A to the City Code of the City of New Ulm is hereby amended as follows (new material is underlined; deleted material is ~~lined-out~~; sections and subsections which are not proposed to be amended are omitted):

TABLE 9-1 USE TABLE: USES BY DISTRICT																							
Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted*	Base Zoning Districts																Additional Requirements						
	R 1	R 1 S	R 2	R T 1	R T 2	R 3	R 4	M H	B 1	B 2	B 3	B 4	I 1	I 2	I 3	A O S		I N S E	I N S M	I N S O	C M	M U E	M U T
Agricultural Uses																							
* * * *																							
Cannabis Cultivation, Indoors																P							9.2(C)(4)
Cannabis Cultivation, Outdoors																P							9.2(C)(4)
* * * *																							

USE TABLE: USES BY DISTRICT

Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted*	Base Zoning Districts															Additional Requirements							
	R 1	R 1 S	R 2	R T 1	R T 2	R 3	R 4	M H	B 1	B 2	B 3	B 4	I 1	I 2	I 3		A O S	I N S E	I N S M	I N S O	C M	M U E	M U T
Commercial Uses																							

Cannabis Retail																							

USE TABLE: USES BY DISTRICT

Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted*	Base Zoning Districts															Additional Requirements							
	R 1	R 1 S	R 2	R T 1	R T 2	R 3	R 4	M H	B 1	B 2	B 3	B 4	I 1	I 2	I 3		A O S	I N S E	I N S M	I N S O	C M	M U E	M U T
Industrial Uses																							

Cannabis Delivery																							
Cannabis Manufacturer																							
Cannabis Testing Facility																							
Cannabis Transportation																							
Cannabis Wholesale																							

Hemp Manufacturer																							

SECTION 4. Upon the recommendation of the New Ulm Planning Commission, that Chapter 9: Uses, Section 9.2, Uses Specific Standards, of Appendix A to the City Code of the City of New Ulm is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

9.2 USE SPECIFIC STANDARDS

C. Regulations for Agricultural Uses

4. Cannabis Cultivation

a. A cannabis business conducting cannabis cultivation, indoor or outdoor, must have a license or endorsement from the Minnesota Office of Cannabis Management authorizing the cultivation of cannabis and hemp plants.

b. No cannabis cultivation business shall operate:

- i. within 1,000 feet of a school;
- ii. within 500 feet of a day care;
- iii. within 500 feet of a residential treatment facility; or
- iv. within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.

c. Cannabis cultivation businesses shall follow all rules promulgated by the Minnesota Office of Cannabis Management for fencing and other security requirements.

* * * *

G. Regulations for Commercial Uses

* * * *

24. Cannabis Retail

a. A cannabis retail business must have a license or endorsement from the Minnesota Office of Cannabis Management authorizing the retail sale of cannabis, cannabis products, and hemp products to end customers, and a retail registration issued by the City.

b. No cannabis retail business shall operate:

- i. within 1,000 feet of a school;
- ii. within 500 feet of a day care;
- iii. within 500 feet of a residential treatment facility;
- iv. within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field; or

* * * *

H. Regulations for Industrial Uses

* * * *

21. Cannabis and hemp businesses

a. A cannabis or hemp business must have a license or endorsement from the Minnesota Office of Cannabis Management authorizing the activity which each business intends to perform in the City.

b. No cannabis delivery, cannabis manufacturers, cannabis wholesale, cannabis testing facilities, cannabis transportation, and cannabis wholesale, and hemp manufacturer shall operate:

- i. within 1,000 feet of a school;
- ii. within 500 feet of a day care;
- iii. within 500 feet of a residential treatment facility; or
- iv. within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.

SECTION 2. Upon the recommendation of the New Ulm Planning Commission, that Chapter 9: Uses, Section 9.3, Table of Permitted Accessory Uses, of Appendix A to the City Code of the City of New Ulm is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

C. Table of Permitted Accessory Uses

* * * *

TABLE 9-5 ACCESSORY USES BY DISTRICT																							
Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted	Base Zoning Districts															Additional Requirements							
	R 1	R 1 A	R 2	R T 1	R T 2	R 3	R 4	M H	B 1	B 2	B 3	B 4	I 1	I 2	I 3	A O S	I N S E	I N S M	I N S O	C M	M U S	M U T	
* * * *																							
Cannabis Retail													C	C									9.2(G)(24) 9.3(D)(25)
* * * *																							

* * * *

D. Additional Specific Standards for Certain Accessory Uses

* * * *

25. Cannabis Retail

Cannabis retail shall be conditionally permitted in the I-1 and I-2 Districts as an accessory use only to a micro- or mezzo- cannabis business licensed or endorsed by the Minnesota Office of Cannabis Management to perform another cannabis business activity as its principal use and subject to those conditions found in Section 9.2 for all cannabis businesses activities for which the business is licensed or endorsed by the Minnesota Office of Cannabis Management.

SECTION 6. Upon the recommendation of the New Ulm Planning Commission, that Chapter 13: Rules and Definitions, Section 13.3, Definitions, of Appendix A to the City Code of the City of New Ulm is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

* * * *

Cannabis Cultivation, Indoor: A cannabis business licensed or endorsed by the Minnesota Office of Cannabis Management for the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts indoors.

Cannabis Cultivation, Outdoor: A cannabis business licensed or endorsed by the Minnesota Office of Cannabis Management for the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts outdoors.

Cannabis Delivery: A fleet-based cannabis business licensed or endorsed by the Minnesota Office of Cannabis Management to purchase cannabis and hemp products from a cannabis retail business and deliver the products directly to customers.

Cannabis Manufacturer: A cannabis business licensed or endorsed by the Minnesota Office of Cannabis Management where raw, dried hemp, cannabis, and parts of the same are manufactured into other types of cannabis products for sale to other cannabis and hemp businesses.

Cannabis Retail: A cannabis business with a license or endorsement from the Minnesota Office of Cannabis Management authorizing the retail sale of cannabis and cannabis products directly to consumers.

Cannabis Testing Facility: A cannabis business with license or endorsement from the Minnesota Office of Cannabis Management for testing cannabis and hemp products obtained from other cannabis businesses.

Cannabis Transportation: A fleet-based cannabis business with a license or endorsement from the Minnesota Office of Cannabis Management for transportation of cannabis products from one licensed business to another.

Cannabis Wholesale: A cannabis business with a license from the Minnesota Office of Cannabis Management to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail.

* * * *

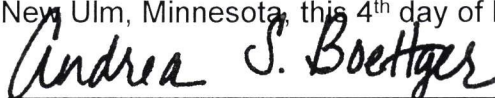
Hemp Manufacturer: A facility with a license from the Minnesota Office of Cannabis Management where businesses convert hemp into lower-potency hemp edible products.

* * * *

SECTION 7. This Ordinance shall take effect and shall be in force upon thirty (30) days from and after its adoption, approval, and publication.

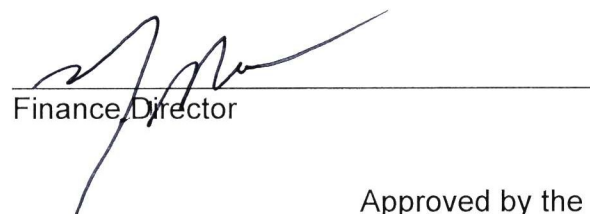
[Remainder of page intentionally left blank]

Adopted by the City Council of the City of New Ulm, Minnesota, this 4th day of March, 2025.



Council President

ATTEST:



Finance Director

Approved by the Mayor of the City of New Ulm this March 4, 2025.



Mayor