

CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

Approved by City Council - 11/14/2023.

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District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
C. AGRICULTURAL															
Agriculture Production & Livestock															
Agriculture, Community Garden								P	P						
Agriculture, Crop Production			P			P	P	P					P	P	
Agriculture, Livestock Operation		§6-80-§6-82				P	P								
Agronomy Services ³	See Footnotes										P		P	P	
Animal Kennel, Commercial	City License	§6-40				P	P						P	P	
Animal Kennel, Private	City License	§6-40				P	P								
Equestrian Facilities						C	C								
Farm Winery	City License						P				C	C	C	C	
Nursery, Production & Wholesale (Commercial)						C	P						P	P	

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
D. COMMERCIAL															
Adult															
Adult Uses		§18-222-§18-234											C	C	
Alcoholic Beverage & Production															
Brew Pub										P	P	P			
Brewery, Production										P	P	P	P	P	
Brewery, Taproom										P	P	P	C	C	
Distillery, Production										P	P	P	P	P	
Distillery, Tasting Room										P	P	P	C	C	
Communications															
Tower, Wireless Communication		§66-935				C	C	C		C	C	C	C	C	
Tower, Broadcast Transmission		§66-935				C	C	C		C	C	C	C	C	
Food & Entertainment															
Convention & Events Center										P	P	P			
Entertainment Center, Indoor ⁴	See Footnotes									P	P	P			
Restaurant ⁵	See Footnotes									P	P	P			
Specialty Eatery ⁶	See Footnotes									P	P	P			
Health Care															
Clinic, Dental										P	P	P			
Clinic, Health & Wellness ⁷	See Footnotes									P	P	P			
Clinic, Medical										P	P	P			
Hospital & Medical Campus										P	P	P			
Lodging															
Bed & Breakfast Inn						I	I			I					

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D. COMMERCIAL															
Other															
Gun Range, Indoor													P	P	
Self-Storage, Indoor/Climate Controlled Facility											P	P	P	P	
Self-Storage, Mini/Non-Climate Controlled Facility	Min 1.5 Acres											P	P	P	
Small Recycling Collection Center	Comply w/Std	§66-571									P				
Research & Development Facility											P		P	P	
Personal & Professional Services															
Animal Care, Veterinary Services										P	P	P			
Animal Care, Grooming & Boarding										P	P	P			
Assembly & Repair, Personal Products										P	P	P			
Banks & Financial Institutions										P	P	P			
Barbershop, Beauty & Nail Salon										P	P	P			
Body Art, Piercing & Tatooing										P	P	P			
Catering & Commercial/Commissary Kitchen										P	P	P	P		
Cleaning Services ⁸	See Footnotes									C	C	C	P	P	
Check Cashing & Payday Loans										P	P	P			
Daycare, Care Centers (Children & Adults)								P		P	P	P			
Dry Cleaning, Drop-Off/Pick-Up										P	P	P			
Fitness & Health Club										P	P	P			
Funeral Services ⁹	See Footnotes									P	P				
Greenhouse, Retail						C	P	P		P	P	P	C	C	
Jewelry Repair & Sales										P	P	P			
Laundromat, Self-Service										P	P	P			
Massage, Therapeutic	City License	§18-240-§18-244								P	P	P			
Offices & Office Building										P	P	P			
Recreation Complex, Commercial (Indoor)											P		P		
Retail Sales															
Artisanal Products w/Studio										P	P	P			
Bakery, Small w/Retail										P	P	P			
Club or Lodge (Private)										P	P	P			
Grocery Store										P	P	P			
Medical Equipment & Sales										P	P	P			
Pawn Broker & Shops											C				
Pet Stores w/ Grooming & Boarding										P	P	P			
Pharmacy										P	P	P			
Printing & Copying Center										P	P	P			
Retail, Other										P	P	P			
Tobacco Shop										P	P	P			
Showrooms for Special Trade w/Warehousing											P	P	P	P	

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D. COMMERCIAL															
Retail Sales															
Artisanal Products w/Studio										P	P	P			
Bakery, Small w/Retail										P	P	P			
Club or Lodge (Private)										P	P	P			
Grocery Store										P	P	P			
Medical Equipment & Sales										P	P	P			
Pawn Broker & Shops											C				
Pet Stores w/ Grooming & Boarding										P	P	P			
Pharmacy										P	P	P			
Printing & Copying Center										P	P	P			
Retail, Other										P	P	P			
Tobacco Shop										P	P	P			
Showrooms for Special Trade w/Warehousing											P	P	P	P	
Vehicles & Equipment															
Automotive, Dealership ¹⁰	See Footnotes	\$66-8									P				
Automotive, Fuel & Convenience		\$66-8								P	P	P			
Automobile, Rental											P		P		
Automobile, Service Station ¹¹	See Footnotes	\$66-8								C	P				
Car Wash, Self-Service											P	P			
Car Wash, Tunnel & Full-Service											P	P			
Recreational Vehicles, Dealership ¹⁰	See Footnotes										P				
Equipment Repair, Sales & Service											P		P	P	
Heavy Truck, Repair, Sales & Service ¹²	See Footnotes										P		P	P	

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
E. INDUSTRIAL															
Industrial Service															
Auction House													P	P	
Bulk Bakery Products, Wholesale													P	P	
Contractor Business w/Shop & Storage Yard													C	C	
Data Center											P		P	P	
Lumber Yard											C		C	C	
Machine & Metal Shops													P	P	
Recycling Collection & Processing													C	C	
Salvage Yard	County License						C							C	
Towing Facilities														C	
Transfer Facility													C	C	
Upholstery Shop										P	P	P	P	P	
Yard Waste Composting	City License	\$ 18-300					C	P							

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E. INDUSTRIAL															
Manufacturing, Warehousing & Wholesale															
Fabrication, Processing & Packaging			Yellow	Orange	Dark Orange	Light Orange	Green	Blue	Light Green	Red	Dark Red	Pink	P	P	
Manufacturing			Yellow	Orange	Dark Orange	Light Orange	Green	Blue	Light Green	Red	Dark Red	Pink	P	P	
Warehouse w/Retail ¹³			Yellow	Orange	Dark Orange	Light Orange	Green	Blue	Light Green	Red	Dark Red	Pink	P	P	
Warehouse & Distribution			Yellow	Orange	Dark Orange	Light Orange	Green	Blue	Light Green	Red	Dark Red	Pink	P	P	
Wholesale			Yellow	Orange	Dark Orange	Light Orange	Green	Blue	Light Green	Red	Dark Red	Pink	P	P	
Mining															
Mineral Extraction (Mining)			Yellow	Orange	Dark Orange	C	C	C	Light Green	Red	Dark Red	Pink	C	C	
Transportation															
Helipad			Yellow	Orange	Dark Orange	Light Orange	Green	Blue	Light Green	Red	Dark Red	Pink	P	P	
Terminal, Trucking & Freight Transfer			Yellow	Orange	Dark Orange	Light Orange	Green	Blue	Light Green	Red	Dark Red	Pink	C	C	

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Footnotes

See City Code §66-8 Definitions for description and detail of each use listed above.

- ¹ Recreation Complex - Indoor (Public). Community & recreation centers, ice arenas, domed sports structures, aquatic facilities, etc.
- ² Recreation Complex - Outdoor (Public). Includes athletic fields, sport courts, aquatic facilities, golf courses, etc.
- ³ Agronomy Services. Soil preparation and testing; farm management; crop services; fertilizer blending, bagging and sales; grain drying; seed cleaning feed grinding and mixing; feed delivery; and other similar services.
- ⁴ Entertainment Center, Indoor. Includes arcades, bowling alleys, billiards, climbing walls, indoor ropes/obstacles courses, movie theaters, etc.
- ⁵ Restaurant. Casual, fast casual, QSR, etc. Table service and/or drive thru.
- ⁶ Special Eatery. Café, bistro, ghost kitchen, coffee house, ice cream parlour, etc. Table service and/or drive thru.
- ⁷ Clinic - Health & Wellness. Chiropractic, physical therapy, mental health, addiction services, speciality care, etc.
- ⁸ Cleaning Services. Carpet, residential, emergency response, janitorial, etc.
- ⁹ Funeral Services. Funeral home including mortuary and cremation services.
- ¹⁰ Dealership, Automotive & Recreational Vehicles. Only adjacent to I-35 & Hwy 95. Includes sales, repair and service; excludes storage unless for sales or service.
- ¹¹ Automobile - Service Station. Quick lube, tire sales & repair, general repair, bodywork, car wash, etc.
- ¹² Heavy Truck - Repair, Sales & Service. Only adjacent to I-35 & Hwy 95; excludes storage unless for sales or service.
- ¹³ Warehouse w/Retail. Retail use is only allowed if accessory to principal warehouse use.
- ¹⁴ Accessory Structure - Detached Garage & Pool House. Only permitted with apartment developments.
- ¹⁵ Outdoor Storage - Display / Equipment & Materials. Outdoor storage area limited to 20% of the building or tenant space floor area, if multi-tenant building.

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§ _____. Uses Not Within Zoning Districts. Permitted Uses are intended as broad categories. Any uses not listed as Permitted (P) or by Condition (C) shall be considered prohibited. The Planning Director shall determine whether a proposed use is the same or similar to uses listed and/or the meet the intent of the zoning district. The City Council, under advisement of the Planning Commission, may conduct a study to determine changes to allowable uses in any Zoning District, and applicable conditions and standards relating to said use, if applicable.

City of North Branch

6408 Elm St - PO Box 910

North Branch, MN 55056

Phone: (651) 674-8113 - Fax: (651) 674-8262

Hours: 8:00 AM - 4:30 PM (Monday - Friday)

<http://www.ci.north-branch.mn.us>

Zoning Map

-  Urban Service Area Boundary
-  BN - Business Neighborhood

