

STATE OF MINNESOTA

COUNTY OF CHISAGO

CITY OF NORTH BRANCH

ORDINANCE NO. 351-23

AN ORDINANCE, AMENDING SECTION 66-6, ZONING DISTRICTS USE TABLE, OF THE NORTH BRANCH CITY CODE

The City Council hereby ordains as follows:

Section 1. Text Amendment.

Section §66-6, Zoning Districts Use Table, of the North Branch City is hereby amended by adding the following underlined language and deleting the following ~~stricken~~ language as attached in Exhibit A.

Section 2. Effective Date.

This ordinance shall have full force effect upon its passage and publication as required by law.

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS] MOVER: Robert Canada, Councilmember/Acting Mayor SECONDER: Travis Miles, Councilmember AYES: Schieber, Canada, Miles, Neider, Schaps

Passed and adopted this 14th day of March 2023

CITY OF NORTH BRANCH



BY: Kevin Schieber
Kevin Schieber, Mayor

ATTEST: Rena Fry
Rena Fry, City Administrator

CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

Revised / Reviewed 03/09/2023.

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
A. RESIDENTIAL USES															
Household Living															
Dwelling, Single-Family			P	P		P	P								
Dwelling, Single-Family (Prior to December 31, 2022)										P					
Dwelling, Duplex & Triplex				P	P					€					
Dwelling, Twin Homes			€P	P	P					€					
Dwelling, Quad & Townhome				€P	P										
Dwelling, Multi-Family (3 to 6 units)				€P	P					€P	€				
Dwelling, Multi-Family (7 to 16 units)					P					€P	€				
Dwelling, Apartments					€P					€P	€P				
Dwelling, Apartments Above Commercial										P	P	P			
Dwelling, Manufactured Prefabricated Home				C	C										
Household Living															
Boarding Home/Foster Children (6 or fewer persons)			P	P	P	P	P								
Senior Community, Independent or Assisted Living					C					€P	€P				
Care Facility (6 or fewer disabled persons)	State License		P	P	P	P	P								
Care Facility (7 to 16 disabled persons)	State License				C										

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
B. PUBLIC, INSTITUTIONAL & CIVIC															
Community & Cultural Facilities															
Cemetary, Columbarium, Mausoleum			P	P	P	P	P	P		€	C				
Government Building			P	P	P	P	P	P	P	P	P	P	P	P	
Campground							C								
Park & Playground Facilities			P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Complex, Public (Indoor) ¹	See Footnotes		€	€	€	€	€	P	P	€P	€P	€P	€P	€P	
Recreation Complex, Public (Outdoor) ²	See Footnotes		€P	€P	€P	€P	€P	P	P	€P	€P	€P			
Religious Institutions & Assembly			C	C	C	C	C	C							
Religious Institutions & Assembly (Prior to 08/08/2022)										€P					
Transit Facility, Maintenance													C	C	
Transit Facility, Commuter Station								C			C	C	C	€	
Educational Facilities															
Educational, Including Schools						€		€		€	€				
School, Elementary, Middle, High (Private/Charter)								P		P	P	P			
School, Elementary, Middle, High (Public)			P	P	P			P							
College, Community, Technical & University								P		P	P				

CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
B. PUBLIC, INSTITUTIONAL & CIVIC															
Utilities															
Electric Power Substation			P	P	P	P	P	P	P	P	P	P	P	P	P
Wind Power Generation						C	C	C					C	C	
Solar Power Generation	Solar Farms	§66-980				P	P	P					C	C	
Water & Wastewater Treatment Facilities, Wells & Lift Station			P	P	P	P	P	P	P	P	P	P	P	P	

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		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	€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	P	P			
Brewery, Production													€P	€P	
Brewery, Taproom										€P	€P	€P	C	C	
Distillery, Production													€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			
Movie Theater										P	P	P			
Restaurant ⁵	See Footnotes									P	P	P			
Specialty Eatery ⁶	See Footnotes									P	P	P			

CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
D. COMMERCIAL															
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					
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 & Tattooing										P	P	P			
Catering & Commercial/Commissary Kitchen										P	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			
Daycare, Drop-In Adult Care										P	P	P			
Daycare, Child Care										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	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	P	€P	€	
Veterinary & Animal Care Services	<<Duplicate>>									P	P	P			

CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
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	P	
Vehicles & Equipment															
Automotive, Dealership ¹⁰	See Footnotes	§66-8								P	€ P	P			
Automotive, Fuel & Convenience		§66-8								P	P	P			
Automobile, Rental										€	P	P	P		
Automobile, Service Station ¹¹	See Footnotes	§66-8								C	P	P			
Car Wash, Self-Service											P	P			
Car Wash, Tunnel & Full-Service											P	P			
Recreational Vehicles, Dealership ¹⁰	See Footnotes									P	€ P	P			
Equipment Repair, Sales & Service										P	P		P	P	
Heavy Truck, Repair, Sales & Service ¹²	See Footnotes									P	€ P	P	P	P	
Other															
Gun Range, Indoor										P	P	P	P	P	
Self-Storage, Indoor/Climate Controlled Facility										P	P	P	P	P	
Self-Storage, Mini/Non-Climate Controlled Facility	Min 1.5 Acres									€	P	P	P	P	
Research & Development Facility										P	P	P	P	P	

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District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
E. INDUSTRIAL															
Industrial Service															
Auction House			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Bulk Bakery Products, Wholesale			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Contractor Business w/Shop & Storage Yard			Y	Y	Y	Y	€	BL	GL	RD	€	PK	C	C	
Data Center			Y	Y	Y	Y	€	BL	GL	RD	P	P	P	P	
Lumber Yard			Y	Y	Y	Y	€	BL	GL	RD	C	PK	C	C	
Machine & Metal Shops			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Recycling Collection & Processing			Y	Y	Y	Y	€	P	GL	RD	€	PK	C	C	
Salvage Yard	County License		Y	Y	Y	Y	C	BL	GL	RD	€	PK		C	
Towing Facilities			Y	Y	Y	Y	€	BL	GL	RD	€	PK	€	C	
Transfer Facility			Y	Y	Y	Y	€	BL	GL	RD	€	PK	C	C	
Upholstery Shop			Y	Y	Y	Y	€	BL	GL	P	P	P	P	P	
Yard Waste Composting	City License	§ 18-300	Y	Y	Y	Y	C	€P	GL	RD	€	PK			
Manufacturing, Warehousing & Wholesale															
Fabrication, Processing & Packaging			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Manufacturing			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Slaughterhouse	State License												P	P	
Warehouse w/Retail ¹³			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Warehouse & Distribution			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Wholesale			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Mining															
Mineral Extraction (Mining)			Y	Y	Y	C	C	C	GL	RD	€	PK	C	C	
Transportation															
Helipad			Y	Y	Y	Y	€	BL	GL	RD	€	PK	P	P	
Terminal, Trucking & Freight Transfer			Y	Y	Y	Y	€	BL	GL	RD	€	PK	C	C	

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
F. ACCESSORY USES															
Permitted Accessory Uses															
Accessory Structure, Agriculture Building			Y	Y	Y	Y	P	BL	GL	RD	€	PK			
Accessory Structure, Detached Residential Garage ¹⁴	See Footnotes		P	P	P	P	P	BL	GL	RD	P	PK			
Accessory Structure, Pool House ¹⁴	See Footnotes		P	P	P	P	P	BL	GL	RD	P	PK			
Accessory Structure w/Plumbing			Y	Y	Y	C	C	P	GL	RD	€	PK			
Boat House, Piers & Docks			P	P	P	P	P	P	P	RD	€	PK			
Fences, Screening & Landscaping			P	P	P	P	P	P	P	P	P	P	P	P	
Swimming Pools (Private) (Residential)			P	P	P	P	P	P	GL	P	P	P	€	€	
Tennis Courts (Private) (Residential)			P	P	P	P	P	P	GL	P	P	P	€	€	

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District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
F. ACCESSORY USES															
Special Approval Required															
Home Occupation	City License	§66-942	P	P	P	P	P								
Home Occupation - Daycare, In-Home Child Care	State License	§66-942	P	P	P	P	P								
Fuel Storage, Above Ground +400 Gallons (Liquid/Gas)	MPCA License						P	P			C		P	P	
Outdoor Storage, Display ¹⁵							P			C	C	C	C	C	
Outdoor Storage, Equipment & Materials ¹⁵							P						C	C	
Solar, Community Energy & Private			P	P	P	P	P	P	P	P	P	P	P	P	

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.

CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

§____. 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.