

STATE OF MINNESOTA

COUNTY OF CHISAGO

CITY OF NORTH BRANCH

ORDINANCE NO. 363-23

AN ORDINANCE AMENDING CITY CODE SECTION §66-6, ALLOWING TWO-FAMILY DWELLINGS AS A PERMITTED USE IN THE CBD - CENTRAL BUSINESS DISTRICT

The North Branch City Council hereby ordains as follows:

Section 1. Zoning District Use Table

City Code Section §66-6, Zoning District Use Table is hereby amended by adding Two-Family Dwellings as a Permitted Use (P) in the CBD - Central Business Districts as shown in Exhibit A.

Section 2. Effective Date.

This Ordinance shall have full force and effect upon its passage and publication.

Passed by the City Council of the City of North Branch, Chisago County, Minnesota, this 7th day of September, 2023.

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

Passed and adopted this 12th day of September 2023

CITY OF NORTH BRANCH



BY: Kevin Schieber
Kevin Schieber, Mayor

ATTEST: Rena Fry
Rena Fry, City Administrator

EXHIBIT A
AMENDED
ZONING DISTRICT USE TABLE

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				
Entertainment Center, Indoor ⁴	See Footnotes										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				
Lodging															
Bed & Breakfast Inn						I	I			I					

CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

Approved by City Council - 09/12/023.

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
D. COMMERCIAL															
Other															
Gun Range, Indoor			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	Red	Red	Pink	P	P	
Self-Storage, Indoor/Climate Controlled Facility			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	Red	P	P	P	P	
Self-Storage, Mini/Non-Climate Controlled Facility	Min 1.5 Acres		Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	Red		P	P	P	
Small Recycling Collection Center	Comply w/Stds	§66-571	Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	Red	P	Pink	Purple	Purple	
Research & Development Facility			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	Red	P	Pink	P	P	
Personal & Professional Services															
Animal Care, Veterinary Services			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Animal Care, Grooming & Boarding			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Assembly & Repair, Personal Products			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Banks & Financial Institutions			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Barbershop, Beauty & Nail Salon			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Body Art, Piercing & Tatooring			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Catering & Commercial/Commissary Kitchen			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	P	Purple	
Cleaning Services ⁸	See Footnotes		Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	C	C	C	P	P	
Check Cashing & Payday Loans			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Daycare, Care Centers (Children & Adults)			Yellow	Orange	Yellow-Orange	Light Orange	Green	P	Light Green	P	P	P	Purple	Purple	
Dry Cleaning, Drop-Off/Pick-Up			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Fitness & Health Club			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Funeral Services ⁹	See Footnotes		Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	Pink	Purple	Purple	
Greenhouse, Retail			Yellow	Orange	Yellow-Orange	Light Orange	C	P	P	P	P	P	C	C	
Jewelry Repair & Sales			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Laundromat, Self-Service			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Massage, Therapeutic	City License	§18-240-§18-244	Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Offices & Office Building			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Recreation Complex, Commercial (Indoor)			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	Pink	P	Purple	
Retail Sales															
Artisanal Products w/Studio			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Bakery, Small w/Retail			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Club or Lodge (Private)			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Grocery Store			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Medical Equipment & Sales			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Pawn Broker & Shops			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green		C	Pink	Purple	Purple	
Pet Stores w/ Grooming & Boarding			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Pharmacy			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Printing & Copying Center			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Retail, Other			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Tobacco Shop			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	P	P	P	Purple	Purple	
Showrooms for Special Trade w/Warehousing			Yellow	Orange	Yellow-Orange	Light Orange	Green	Blue	Light Green	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
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							

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.