

STATE OF MINNESOTA

COUNTY OF CHISAGO

CITY OF NORTH BRANCH

**ORDINANCE NO. 367-23**

**AN ORDINANCE AMENDING CITY CODE SECTION §66-6, ZONING DISTRICT USE TABLE, ALLOWING RELIGIOUS INSTITUTIONS & ASSEMBLY AS A PERMITTED USE IN THE BN - BUSINESS NEIGHBORHOOD ZONING 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 Religious Institutions and Assembly as a Permitted Use (P) in the BN -Business Neighborhood District 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 14<sup>th</sup> day of November, 2023.

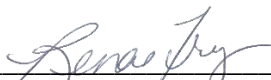
<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Robert Canada, Councilmember/Acting Mayor
<b>SECONDER:</b>	Travis Miles, Councilmember
<b>AYES:</b>	Kevin Schieber, Robert Canada, Travis Miles, Peter Schaps
<b>ABSENT:</b>	Kelly Neider

Passed and adopted this 14th day of November 2023

CITY OF NORTH BRANCH



BY: Kevin Schieber  
Kevin Schieber, Mayor

ATTEST:   
Renae Fry, City Administrator

**EXHIBIT A**  
**AMENDED**  
**ZONING DISTRICT USE TABLE**



CITY OF NORTH BRANCH - ZONING DISTRICTS - USE TABLE

Approved by City Council - 11/14/2023.

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
<b>C. AGRICULTURAL</b>															
<b>Agriculture Production &amp; Livestock</b>															
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 <sup>3</sup>	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
<b>D. COMMERCIAL</b>															
<b>Adult</b>															
Adult Uses		§18-222-§18-234											C	C	
<b>Alcoholic Beverage &amp; Production</b>															
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	
<b>Communications</b>															
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	
<b>Food &amp; Entertainment</b>															
Convention & Events Center											P				
Entertainment Center, Indoor <sup>4</sup>	See Footnotes										P	P			
Restaurant <sup>5</sup>	See Footnotes										P	P	P		
Specialty Eatery <sup>6</sup>	See Footnotes										P	P	P		
<b>Health Care</b>															
Clinic, Dental										P	P	P			
Clinic, Health & Wellness <sup>7</sup>	See Footnotes									P	P	P			
Clinic, Medical										P	P	P			
Hospital & Medical Campus											P				
<b>Lodging</b>															
Bed & Breakfast Inn						I	I			I					

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District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
<b>D. COMMERCIAL</b>															
<b>Other</b>															
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	
<b>Personal &amp; Professional Services</b>															
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 <sup>8</sup>	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 <sup>9</sup>	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	Red	P	Pink	P	Purple	
<b>Retail Sales</b>															
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	Red	P	P	P	P	

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<b>D. COMMERCIAL</b>															
<b>Retail Sales</b>															
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	
<b>Vehicles &amp; Equipment</b>															
Automotive, Dealership <sup>10</sup>	See Footnotes	§66-8									P				
Automotive, Fuel & Convenience		§66-8									P	P	P		
Automobile, Rental											P		P		
Automobile, Service Station <sup>11</sup>	See Footnotes	§66-8									C	P			
Car Wash, Self-Service											P	P			
Car Wash, Tunnel & Full-Service											P	P			
Recreational Vehicles, Dealership <sup>10</sup>	See Footnotes										P				
Equipment Repair, Sales & Service											P		P	P	
Heavy Truck, Repair, Sales & Service <sup>12</sup>	See Footnotes										P		P	P	

District Uses	Notes	Standards	R1	R2	R3	RR	AG	PUB	OSP	CBD	B	BN	I1	I2	SO
<b>E. INDUSTRIAL</b>															
<b>Industrial Service</b>															
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.

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

# 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

