

ORDINANCE
By Osman

Amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the Commercial and Production uses sections of Table 545-1 Uses Allowed contained in Section 545.100 of Chapter 545, Use Regulations, be amended to read as follows:

Table 545-1 Uses Allowed

Uses by GROUP , Category , and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
COMMERCIAL																
Bulk Goods and Heavy Equipment Sales (except as noted below)													P	P	P	X
Landscaping material sales													P	P		X
Commercial Agriculture (except as noted below)						10P	10P	P	P	P	P	P	P	P		
Farmer's market						10P	10P	P	P	P	P	P	P	P		+
Lawn and garden supply store						10P	10P	P	P	P	P	P	P	P		+
Market garden	P	P	P	P	P	P	P	P	P	P	P	P				+
Urban farm													P	P		+
Commercial Recreation and Assembly (except as noted below)					5P*	10P*	5P	P	P	P	P	P				X
Amphitheater									C	C	C	C				X+
Convention center, public											P	P				X
Entertainment venue								5P	10P	10P	P	P				X+
Indoor recreation area					5P*	10P*	5P	P	P	P	P	P				X+
Outdoor recreation area						10P*	5P	P	P	P	P	P				X+
Nightclub								10P	10P	10P	P	P	10P			X+
Reception or meeting hall								P	P	P	P	P				X
Regional sports arena											P	P				X+
Food and Beverages (except as noted below)				5P*	5P*	10P*	5P	P	P	P	P	P	10P	10P		X
Bar							5P	P	P	P	P	P	10P	10P		X+
Restaurant				5P*	5P*	10P*	5P	P	P	P	P	P	10P	10P		X+
General Retail Sales and Services (except as noted below)				5P*	10P*	10P*	10P	P	P	P	P	P				X
Animal Boarding				5P*	10P*	10P*	10P	P	P	P	P	P				X+
Cannabis dispensary								P	P	P	P	P	5P			X+
Dry cleaning				5P*	10P*	10P*	10P	P	P	P	P	P				X+
Funeral home				5P*	10P*	10P*	10P	P	P	P	P	P				X+
Grocery store				20P*	20P*	20P*	20P	P	P	P	P	P	40P	40P		X
Liquor store, off-sale, existing on the effective date of this ordinance							5P	P	P	P	P	P	5P			X+
Liquor store, off-sale									P	P	P	P	5P			X+
Package delivery service, no on-site vehicle fleet				5P*	10P*	10P*	10P	P	P	P	P	P	P	P		X+
Secondhand goods store				5P*	10P*	10P*	10P	P	P	P	P	P				X+
Shopping center				5P*	10P*	10P*	P	P	P	P	P	P				X+
Small engine repair													P	P		X
Tobacco products shop									P	P	P	P				X+
Veterinary clinic				5P*	10P*	10P*	10P	P	P	P	P	P				X+

Uses by GROUP, Category, and Specific use	Zoning Districts											Use Standard					
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1		DT2	PR1	PR2	TR1	
High-Impact Commercial (except as noted below)										5C	5C	5P					
Alternative financial establishment										5C	5C	5P				+	
Pawnshop										5C	5C	5P				+	
Lodging (except as noted below)					P	P	P	P	P	P	P	P	P	P			
Bed and breakfast home	C	C	C	C	P	P	P	P	P	P	P	P	P			+	
Hospitality residence			C	C	P	P	P	P	P	P	P	P				+	
Hotel or hostel, 5-20 rooms					P	P	P	P	P	P	P	P	P			+	
Hotel or hostel, 21 rooms or more								P	P	P	P	P	P			+	
Medical Facilities (except as noted below)				5P*	P	P	10P	P	P	P	P	P	P				
Blood/plasma collection facility								P	P	P	P	P	P			+	
Hospital						C					C	C				+	
Medication-assisted treatment site						C		C	C	C	C	C	C			+	
Office (except as noted below)				5P*	P	P	P	P	P	P	P	P	P	P			
Contractor's office								P	P	P	P	P	P	P		+	
Sexually Oriented Uses												5P	5P			+	
PRODUCTION																	
Lower-Impact Production and Processing (except as noted below)														P	P		
Art studio				P	P	P	P	P	P	P	P	P	P	P	P	+	
Brewery or distillery								P	P	P	P	P	P	P	P	+	
<u>Cannabis and lower-potency hemp edible manufacturing</u>								P	P	P	P	P	P	P	P	±	
Film, video, and audio production								P	P	P	P	P	P	P	P	+	
Glass, ceramics, and earthenware production, small scale								P	P	P	P	P	P	P	P	+	
Grain mill, small scale									C	C				P	P	+	
Limited production and processing								P	P	P	P	P	P	P	P	+	
Research, development, and testing laboratory									P	P	P	P	P	P	P		
Moderate-Impact Production and Processing															P		
High-Impact Production and Processing (prohibited except as noted below)																X	
Crushing and processing of concrete, asphalt, or rock for recycling or disposal															C	X+	
Concrete, stone, clay, or tile production															C	X+	
Grain elevator or mill															C	X	
Metal plating															C	X	
Post-Consumer Waste Processing (prohibited except as noted below)																	
Recycling center														30P	P	+	
Recycling facility															C	+	
Waste transfer facility															C	+	
Warehousing and Storage (except as noted below)														P	P		
<u>Cannabis wholesaler</u>														P	P	±	
Contractor yard														C	P	+	
Self-service storage facility														P	P	+	
Snow storage site															C	C	+

Section 2. That Section 545.110 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.110. Commercial use group. (a) *Description and characteristics.* The commercial use group includes uses that provide a business service or involve the selling, leasing, or renting of merchandise to the general public.

(b) *Use categories.* This use group includes the following use categories:

(1) *Bulk Goods and Heavy Equipment Sales.*

a. *Description and characteristics.* Uses sell bulk goods and sell or rent heavy equipment to the public and to contractors or other retailers. Uses often support construction and landscaping activity.

b. *Examples.* Examples of bulk goods and heavy equipment sales include but are not limited to: building material sales, landscaping material sales, sales or rental of heavy equipment.

(2) *Commercial Agriculture.*

a. *Description and characteristics.* Uses include the sale of supplies related to the production of agriculture to the public, enclosed or open-air production of consumable agriculture, and enclosed or open-air sale of agricultural products.

b. *Examples.* Examples of commercial agriculture include but are not limited to: farmer's market, lawn and garden supply store, market garden, and urban farm.

c. *Exceptions.* Landscaping material sales (wholesale) is a Bulk Goods and Heavy Equipment Sales use.

(3) *Commercial Recreation and Assembly.*

a. *Description and characteristics.* Uses are characterized by large gathering spaces, both indoor and outdoor, designed primarily for the purpose of entertainment or recreation.

b. *Examples.* Examples of commercial recreation and assembly include but are not limited to: amphitheater, convention center (public), entertainment venue, indoor recreation area, outdoor recreation area, nightclub, reception or meeting hall, regional sports arena, sports and health facility, and theater (indoor).

c. *Exceptions.* Athletic fields and golf courses are classified as recreational facilities uses.

(4) *Food and Beverages.*

a. *Description and characteristics.* Uses sell food and beverages, either produced on site or pre-packaged, direct to the public for consumption both on- and off-site. May include the sale of alcohol, and the presence of live entertainment.

b. *Examples.* Examples of food and beverages include but are not limited to: bakery, bar, catering, cocktail lounge, coffee shop, restaurant, and tavern.

c. Exceptions.

1. Off-sale liquor stores are classified as a General Retail Sales and Services use.
2. Production bakeries and breweries or distilleries with an accessory retail or taproom component are classified as Production and Processing.

(5) General Retail Sales and Services.

a. *Description and characteristics.* Uses include the sale of goods and provision of commercial services. Goods and services may be provided for consumption or use on- or off-site and includes direct interaction between business and customer. Uses are open during regular daytime business hours and beyond.

b. *Examples.* Examples of general retail sales and services include but are not limited to: animal boarding, antiques and collectibles store, art gallery, bank or financial institution, barber shop/beauty salon, bookstore, cannabis delivery service (no on-site vehicle fleet), cannabis transporter (no on-site vehicle fleet), cannabis dispensary, clothing and accessories, drug store, dry cleaning, florist, funeral home, grocery store, hardware store, jewelry store, laundry (self-service), liquor store (off-sale), lower-potency hemp edible retailer, massage and bodywork establishment, office supplies sales and service, package delivery service (no on-site vehicle fleet), performing, visual, or martial arts school, pet supply store, pharmacy, post office, sauna, secondhand goods store, small engine repair, shoe repair, shopping center, tailor, tattoo and body piercing, tobacco shop, and veterinary clinic.

c. Exceptions.

1. Alternative financial establishment, exterminating shop, and pawnshop are High-Impact Commercial uses.
2. Commercial laundry is a high-impact production and processing use.
3. Package delivery services that primarily utilize alternatives to commercial vehicles with internal combustion engines, including small vehicles and cargo bicycles, may be considered a General Retail Sales and Services use regardless of whether such vehicles are kept on the site.
4. Facilities engaged primarily in processing, transferring, and transporting mail or packages, particularly without a service that is open to the public, are classified as Vehicle Fleet-Oriented Services.

(6) High-Impact Commercial.

a. *Description and characteristics.* Uses have a higher potential negative impact on adjacent property than other commercial uses.

b. *Examples.* Examples of high-impact commercial include but are not limited to: alternative financial establishment, exterminating shop, and pawnshop.

(7) *Lodging.*

a. *Description and characteristics.* Uses provide overnight stay accommodations on a non-permanent basis.

b. *Examples.* Examples of lodging include but are not limited to: bed and breakfast home, hospitality residence, hotel, hostel and motel.

c. *Exceptions.*

1. Motel is a prohibited use.

2. Short-term rental units are considered dwelling units and are regulated by Chapter 351, Short-Term Hosting Platforms.

3. Congregate living uses are residential uses.

(8) *Medical Facilities.*

a. *Description and characteristics.* Uses include those that provide medical services directly to patients on site or produce goods, run tests, and provide services that support medical practices.

b. *Examples.* Examples of medical facilities include but are not limited to: birth center, blood/plasma collection facility, clinic, hospital, laboratory (medical or dental), and medication-assisted treatment site.

c. *Exceptions.* A use providing only counseling services is an office use.

(9) *Office.*

a. *Description and characteristics.* Office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services and may have customers or clients visit the site on a regular basis.

b. *Examples.* Examples of office include but are not limited to: contractor's office, and office.

(10) *Sexually Oriented Uses.*

a. *Description and characteristics.* Uses are distinguished or characterized by an emphasis on matters or conduct depicting, describing or relating to nudity, sexual conduct, sexual excitement or sadomasochism.

b. *Examples.* Examples of sexually oriented uses include but are not limited to: adult entertainment center, adults-only bookstore or video store, and adults-only motion picture theater.

c. *Exceptions.* Massage and bodywork establishment is a General Retail Sales and Services use.

Section 3. That Section 545.130 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.130. Production use group. (a) *Description and characteristics.* The Production use group includes uses related to the production, processing, disposal, and storage of goods and materials.

(b) *Use categories.* This use group includes the following use categories:

(1) *Lower-Impact Production and Processing.*

a. *Description and characteristics.* Lower-impact production and processing uses are uses which produce little or no little or no noise, odor, vibration, glare, or other objectionable influences and which have little to no adverse impact on nearby properties. Lower-impact production and processing uses typically involve the production and processing of finished goods and generally do not include the processing of raw materials or the production of primary materials.

b. *Examples.* Production and processing of the following: electronic components and accessories; finished leather products; finished products made from fabrics; furniture and fixtures; food and beverage products; medical and optical goods and technology; office and commercial equipment; packaging and sorting of finished goods; paper and paperboard products; pharmaceuticals, health, and beauty products; signs, including electronic and neon signs; small consumer goods. Art studio, brewery or distillery; cannabis and lower-potency hemp edible manufacturing; film, video, and audio production; limited production and processing; research, development, and testing laboratory; small scale glass, ceramics, and earthenware production.

c. *Exceptions.*

1. Metalworking, pulp, paper, or paperboard mills, printing and publishing, and production and processing of vegetable oil and vinegar are moderate-impact production and processing uses.

2. Grain milling other than small scale, hide tanning, and live slaughter are high-impact production and processing uses.

3. Processes consistent with the description and character of the lower-impact production and processing use category as part of an educational arts center use in compliance with the specific use standards for an educational arts center are an institutional and civic use.

(2) *Moderate-Impact Production and Processing.*

a. *Description and characteristics.* Moderate-impact production and processing uses include uses which have the potential to produce greater amounts of noise, odor, vibration, glare, or other objectionable influences than lower-impact production and processing uses and which may have some adverse impact on surrounding properties. Moderate-impact production and processing uses may include more intense industrial processes such as metal working and glass working. Moderate-impact production and processing uses may involve the production or processing of finished goods and may include the production and processing of raw materials or production of primary materials.

b. *Examples.* Production and processing of the following: electrical equipment such as motors and generators, wiring, and transmission and distribution equipment; fabricated metal products; fabricated plastic and rubber products; glass and glass products, ceramics, and earthenware; gypsum, drywall, and plaster products; latex paints; lumber and wood products, including plywood and other composite wood products; machinery and equipment such as engines and turbines, farm, lawn, and garden equipment, heating, cooling, and refrigeration equipment; metalworking such as stamping, welding, machining, extruding, engraving, grinding, polishing, cleaning, and heat treating; printing and publishing; textiles and fabrics; transportation equipment.

c. *Exceptions.*

1. Production and processing of tires and inner tubes is a high-impact production and processing use.
2. Metalworking as part of an art studio use in compliance with the specific use standards for an art studio is a lower-impact production and processing use.
3. Metalworking as part of an educational arts center use in compliance with the specific use standards for an educational arts center is an institutional and civic use.
4. Metal plating is a high-impact production and processing use.
5. Production of

(3) *High-Impact Production and Processing.*

a. *Description and characteristics.* High-impact production and processing uses include uses which are likely to have a substantial adverse impact on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. Some high-impact production and processing uses have the potential for significant adverse impact on human health and are thus not appropriate uses for a developed urban environment. High-impact production and processing uses often include processing of raw materials and production of primary materials.

b. *Examples.* Production and processing of the following: asphalt and asphalt-based products such as shingles; battery manufacture and reprocessing; chemicals and chemical products including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals; oil-based paints, varnishes, lacquers, and enamels; petroleum and coal products; plastics and synthetic resins and fibers; primary metals, including steelworks, rolling and finishing mills, forge, or foundry; sand and gravel; tanned hides and leather; tires and inner tubes. Commercial laundry; crushing and processing of concrete, asphalt, or rock for recycling or disposal; concrete, stone, clay, or tile production; grain elevator or mill; metal plating.

c. *Exceptions.*

1. Forge or foundry processes that are part of an art studio use in compliance with the specific use standards for an art studio are a lower-impact production and processing use.
2. Forge or foundry processes that are part of an educational arts center use in compliance with the specific use standards for an educational arts center are an institutional and civic use.

(4) *Post-Consumer Waste Processing.*

a. *Description and characteristics.* Post-consumer waste processing uses include uses which are related to the transportation, sorting, processing, reuse, or disposal of waste or recovered post-consumer products or materials.

b. *Examples.* Commercial composting facilities, medical waste processing and disposal, recycling centers, recycling facilities, scrap or salvage yards, sediment treatment or disposal, sewage treatment or disposal, waste transfer or disposal facilities

c. *Exceptions.*

1. Municipal waste to energy plants are a principal electric generation use.

2. The collection of specific small consumer products, primarily intended for resale or reuse on site with little to no intermediate processing required, is a secondhand goods store use.

3. The collection of specific building materials products or commercial or industrial equipment, primarily intended for resale or reuse on site with little to no intermediate processing required, is a bulk goods and heavy equipment sales use.

4. Battery reprocessing is a high-impact production and processing use.

(5) *Warehousing and Storage.*

a. *Description and characteristics.* Warehousing and storage uses include uses which are primarily related to the storage, sorting, packaging, or shipping of goods and materials.

b. *Examples.* ~~Contractor~~ Cannabis wholesaler, contractor's yards, furniture moving and storage, self-service storage facilities, snow storage sites, storage, warehousing, wholesaling, and distribution.

c. *Exceptions.* Motor vehicle storage lots are a vehicle storage use.

Section 4. That Section 545.160 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.160. Transportation, Vehicle Services, and Parking use group. (a) *Description and characteristics.* The Transportation, Vehicle Services, and Parking use group includes the sale, rental, maintenance, storage, and parking of vehicles. It also includes services that rely heavily on fleets of vehicles or trains.

(b) *Use categories.* This use group includes the following use categories:

(1) *Automobile Services.*

a. *Description and characteristics.* Automobile Services provide for the sale, servicing, maintenance, repair, and cleaning of passenger automobiles.

b. *Examples.* Examples of automobile services include but are not limited to: automobile rental, car washes, electric vehicle charging hubs, enclosed automobile sales, gas stations existing on the effective date of this ordinance, major automobile repair, minor automobile repair, motorized scooter sales, and neighborhood electric vehicle sales.

c. *Exceptions.*

1. Newly established gas stations are prohibited.
2. Maintenance and repair of commercial vehicles and industrial transportation equipment are Vehicle Fleet-Oriented Services uses.
3. Wholesale automobile dealers, where vehicles are not stored on-site, are considered an office use.
4. Electric vehicle charging hubs will be classified as a principal use only when no other principal use exists on the same zoning lot and the use is intended as a destination specifically for vehicle charging. Principal parking lots that include charging infrastructure are not automatically classified as electric vehicle charging hubs. Electric vehicle charging is an allowed accessory use wherever off-street parking is allowed.

(2) *Industrial Transportation Services.*

a. *Description and characteristics.* Industrial Transportation Services include the movement and transfer of freight utilizing trains or large-scale trucks, the storage of fleets of waste collection vehicles.

b. *Examples.* Examples of industrial transportation services include but are not limited to: intermodal containerized freight facilities, motor freight terminals, railroad switching yards and freight terminals, railroad rights of way, and waste haulers.

(3) *Principal Parking.*

a. *Description and characteristics.* Principal parking includes surface parking lots and parking structures that provide parking primarily for passenger automobiles where the parking is not accessory to a principal use. In addition, a parking lot or parking structure that is the sole or primary use on a zoning lot is classified as a principal parking facility regardless of whether it serves as off-site parking for a specific use or uses. When a parking facility exists on a lot with other principal uses and the number of parking spaces exceeds the property's maximum parking standard and/or appears intended to serve a broader geographic area, the zoning administrator may determine that the parking facility is a principal use.

b. *Examples.* Principal parking includes but is not limited to: off-site parking lots serving multiple-family residential uses and congregate living uses, off-site parking lots serving institutional and civic uses, principal parking lots, and principal parking structures.

c. *Exceptions.* Facilities providing longer-term storage of vehicles, such as motor vehicle storage lots, towing services, and impound lots, are classified as Vehicle Storage uses.

(4) *Vehicle Fleet-Oriented Services.*

a. *Description and characteristics.* Vehicle Fleet-Oriented Services provide facilities for the dispatching, parking, and loading of fleets of commercial vehicles, including facilities where goods are transferred or loaded into commercial vehicles. This use category will include dispatch offices when determined by the zoning administrator that the use is likely to include frequent commercial vehicle traffic or parking. Sales, service, and rental of commercial and recreational vehicles is also included.

b. *Examples.* Vehicle Fleet-Oriented Services include but are not limited to: ~~ambulance services, bus garages and maintenance facilities, courier and package delivery services with on-site vehicle fleets, horse and carriage assembly/transfer sites, limousine services, sales, service, and rental of trucks, trailers, boats, and recreational vehicles, and taxicab services~~ ambulance services; bus garages and maintenance facilities; cannabis delivery service with on-site vehicle fleets; cannabis transporter with on-site vehicle fleets; courier and package delivery services with on-site vehicle fleets; horse and carriage assembly/transfer sites; limousine services; sales, service, and rental of trucks, trailers, boats, and recreational vehicles; and taxicab services.

c. *Exceptions.*

1. Package delivery services primarily dedicated to public pick-up and drop-off will be considered a General Retail Sales and Services use when commercial vehicles are not stored on the site. Package delivery services that primarily utilize alternatives to commercial vehicles with internal combustion engines, including small vehicles and cargo bicycles, may be considered a General Retail Sales and Services use regardless of whether such vehicles are kept on the site.

2. Public post offices operated by the United States Postal Service are a General Retail Sales and Services use. Facilities engaged primarily in processing, transferring, and transporting mail or packages, particularly without a service that is open to the public, are classified as Vehicle Fleet-Oriented Services.

3. Warehouses or other facilities where loading and shipment of vehicles is accessory and incidental to the principal use are not classified as Vehicle Fleet-Oriented Services.

(5) *Vehicle Storage.*

a. *Description and characteristics.* Vehicle Storage uses typically provide parking spaces for vehicles on a longer-term basis than parking facilities. They may be indoors or outdoors and may serve multiple types of vehicles, including commercial vehicles and passenger vehicles.

b. *Examples.* Vehicle Storage uses include but are not limited to: motor vehicle storage lots, public impound lots, and towing services.

c. *Exceptions.* Self-service storage uses where less than fifty (50) percent of the total square footage of storage space is accessible for vehicle storage are classified as a Warehousing and Storage use within the Production use group.

Section 5. That Section 545.210 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.210. Commercial use standards. (a) Uses within the commercial use group are subject to specific use standards in this section.

(b) *Bulk goods and heavy equipment sales uses.* Bulk goods and heavy equipment sales uses shall be subject to the following general standards:

(1) In the commercial mixed-use districts, storage of building and landscaping materials must be in an enclosed structure.

(2) In the PR1 District, the portion of the use dedicated to the outdoor storage of materials and equipment and the parking of vehicles exceeding fifteen thousand (15,000) pounds gross vehicle weight shall not exceed ten thousand (10,000) square feet in area.

(c) *Commercial agriculture uses.* Commercial agriculture uses shall be subject to the following specific use standards as applicable:

(1) *Farmers' market.*

a. A scaled and dimensioned site plan showing the layout of the entire market area shall be submitted.

b. All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.

c. Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary farmers' markets shall be removed during days that the farmers' market is not open to the public.

d. Farmers' markets shall be exempt from the enclosed building requirements of the zoning ordinance.

(2) *Lawn and garden supply store.* In the PR1 District, the portion of the use dedicated to the outdoor storage of materials and equipment and the parking of vehicles exceeding fifteen thousand (15,000) pounds gross vehicle weight shall not exceed ten thousand (10,000) square feet in area.

(3) *Market gardens.*

a. In the urban neighborhood and RM1 districts, the following standards shall apply:

1. Mechanized equipment similar in scale to that designed for household use shall be permitted. Use of larger mechanized farm equipment is generally prohibited; provided, however, that during the initial preparation of the land heavy equipment may be used to prepare the land between 7:00 a.m. and 7:00 p.m.

2. Accessory retail sales are subject to the use standards for farmstands specified in Article III, Accessory Uses and Structures in this chapter.

3. No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.

4. Shipment and delivery of products or supplies shall be limited to between 7:00 a.m. and 7:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.

5. Overhead lighting shall be prohibited.

b. In the CM3, CM4, and downtown zoning districts, market gardens shall be limited to rooftops or indoor operations unless accessory to a principal use located on the same zoning lot.

c. Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from the street and any adjacent residential uses.

d. The use shall not be located in a required interior side yard.

e. Keeping of animals is prohibited.

f. Outdoor growing associated with a market garden shall be exempt from the enclosed building requirements of the zoning ordinance.

(4) Urban farm.

a. Keeping of animals is prohibited.

b. Any equipment or supplies needed for farm operations shall be fully enclosed or otherwise effectively screened from the street and any adjacent residential uses.

c. The use shall not be located in a required interior side yard.

d. Outdoor growing associated with an urban farm shall be exempt from the enclosed building requirements of the zoning ordinance except that cannabis cultivation shall not be exempted and shall not be conducted in greenhouses, hoop houses, tents, or similar structures.

e. Light and glare from interior lighting shall be confined to the interior of the structure where indoor growing occurs.

f. Cannabis cultivation uses shall submit an odor control and air filtration plan. The odor control and air filtration plan shall be implemented prior to the issuance of final building inspection and/or throughout operation of the use, as applicable, as approved and inspected by the Commissioner of Health. Odor control and air filtration measures must comply with Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter, and all other applicable regulations.

g. Cannabis cultivation shall provide adequate security in accordance with Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter.

h. Cannabis cultivation shall comply with the standards governing noise contained in Chapter 389, Noise, of this code and with all other applicable regulations.

(d) *Commercial recreation and assembly uses.* Commercial recreation and assembly uses shall be subject to the following general standards and specific use standards as applicable.

(1) *General standards.*

a. Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

b. In the urban neighborhood and residential mixed-use districts, the square footage of unenclosed areas cannot exceed more than half of the allowed square footage for the use in that district.

(2) *Amphitheater.*

a. The amphitheater shall be situated in such a way as to minimize the effects of lighting and noise on surrounding properties.

b. The use shall be exempt from the enclosed building requirements of this zoning ordinance.

(3) *Indoor recreation area.* In the production districts, indoor recreation areas shall be located in buildings existing on the effective date of this ordinance.

(4) *Nightclub.* Nightclubs established or expanded after the effective date of this ordinance shall be located at least five hundred (500) feet from an urban neighborhood or residential mixed-use district boundary.

(5) *Outdoor recreation area.*

a. The use shall be screened from any residential use located in an urban neighborhood or residential mixed-use district or any permitted or conditional residential use, as specified in Chapter 550, Article V, Site Plan Review Standards.

b. In the downtown and CM4 districts, the use shall be limited to rooftop space unless the site is in compliance with minimum height and floor area ratio standards.

(6) *Regional sports arena.* The arena and seating areas may be unenclosed, but storage areas shall be enclosed.

(e) *Food and beverages uses.* Food and beverages uses shall be subject to the following general standards and specific use standards as applicable:

(1) *General standards.*

a. Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

b. In the residential mixed-use districts, the following standards shall apply:

1. All food and beverage uses shall be located on the ground floor of a mixed-use building of at least two (2) stories. In the RM1 District, the building shall also contain a residential use.
2. Drive-through facilities shall be prohibited.
3. Wholesale and off-premises sales shall be prohibited.
4. In the RM1 District, the total gross floor area devoted to general retail sales and services and food and beverage uses shall not exceed the gross floor area devoted to the residential use, not including enclosed parking.

(2) *Restaurant.* Preparation for off-site consumption must be available for direct customer pickup and shall not exclusively be via delivery services.

(f) *General retail sales and services uses.* General retail sales and services uses shall be subject to the following general standards and specific use standards as applicable:

(1) *General standards.* In the residential mixed-use districts, the following standards shall apply:

- a. All general retail sales and services shall be located on the ground floor of a mixed-use building of at least two (2) stories. In the RM1 District, the building shall also contain a residential use.
- b. Drive-through facilities shall be prohibited.
- c. Wholesale and off-premises sales shall be prohibited.
- d. In the RM1 District, the total gross floor area devoted to general retail sales and services and food and beverage uses shall not exceed the gross floor area devoted to the residential use, not including enclosed parking.

(2) *Animal Boarding.*

- a. Outdoor animal runs cannot exceed two thousand (2,000) square feet in area.
- b. Outdoor animal runs shall be fully enclosed with a minimum six (6) foot tall solid fence. The run shall be maintained in a dust free, erosion-controlled manner.
- c. Outdoor animal runs shall be located no less than fifty (50) feet from any adjacent ground floor permitted or conditional residential use.
- d. Dogs shall be supervised at all times while in the animal run and any barking dogs shall be immediately taken into the building.
- e. Outdoor kennels shall be prohibited.

(3) *Cannabis dispensary.*

- a. The use shall be located at least five hundred (500) feet from a school, grades K-12.

b. The use shall be located at least five hundred (500) feet from an existing dispensary. The five hundred (500) foot limitation shall not apply between dispensary uses in the DT1 and DT2 zoning districts.

c. The use shall be located within a contiguous commercial or industrial area of at least five (5) acres. The minimum acreage required shall be comprised of contiguous zoning districts where a dispensary is a permitted principal use.

d. The use shall only be allowed as a principal use unless accessory to a cannabis cultivation use or a cannabis manufacturing use.

e. The use shall not share a common entrance with any use that is not a cannabis business.

f. The use shall submit an odor control and air filtration plan. The odor control and air filtration plan shall be implemented prior to the issuance of final building inspection and/or throughout operation of the use, as applicable, as approved and inspected by the Commissioner of Health. Odor control and air filtration measures must comply with Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter, and all other applicable regulations.

~~(3)~~ (4) Dry cleaning. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

~~(4)~~ (5) Funeral home. Crematories shall be prohibited, except where accessory to a cemetery.

~~(5)~~ (6) Liquor store, off-sale. The use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

~~(6)~~ (7) Memorial monuments. The use shall be located within three hundred (300) feet of a cemetery and shall not exceed twenty thousand (20,000) square feet in lot area.

~~(7)~~ (8) Secondhand goods store. All receipt, sorting and processing of goods shall occur within a completely enclosed building.

~~(8)~~ (9) Shopping center.

a. Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.

b. Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.

~~(9)~~ (10) Tobacco products shop. The use shall comply with the requirements of Title 13, Licenses and Business Regulations, of the Minneapolis Code of Ordinances.

~~(10)~~ (11) Veterinary clinic. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

(g) High-impact commercial uses. High-impact commercial uses shall be subject to the following specific use standards as applicable:

(1) *Alternative financial establishment.* The use shall be located at least one thousand (1,000) feet from all existing alternative financial establishments and pawnshops.

(2) *Pawnshop.*

a. The use shall be located at least one thousand (1,000) feet from all existing pawnshops, alternative financial establishments and missions.

b. All receipt, sorting and processing of goods shall occur within a completely enclosed building.

(h) *Lodging uses.* Lodging uses shall be subject to the following specific use standards as applicable:

(1) *Bed and breakfast home.*

a. The owner or operator of the bed and breakfast home shall occupy the property as their primary residence and reside in the home when it is in operation.

b. There shall be no more than eight (8) bedrooms available to bed and breakfast guests.

c. Separate kitchen facilities shall not be available for guests. Meals shall be prepared and served by the operator and shall be available to registered guests only.

d. The home shall have a minimum of two thousand (2,000) square feet of habitable residential floor area.

e. The home shall be licensed in accordance with Chapter 297A, Bed and Breakfast Facilities, of the Minneapolis Code of Ordinances.

f. Exterior stairways shall be prohibited.

g. Historically designated structures may apply for a variance from the regulations regarding bed and breakfast homes, as specified in Title 23, Heritage Preservation, of the Minneapolis Code of Ordinances.

(2) *Hospitality residence.*

a. The use shall be located within one-half (½) mile of a hospital.

b. There shall be no more than fifty (50) rooming units or dwelling units.

c. On-site services shall be for the residents of the facility only.

d. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

(3) *Hotel or hostel.*

a. The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.

- b. The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.
- c. There shall be no more than thirty (30) beds in the RM2, RM3 and CM1 Districts.

(4) *Motel.*

a. The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.

b. The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.

(i) *Medical facilities uses.* Medical facilities uses shall be subject to the following specific use standards as applicable:

(1) *Blood/plasma collection facility.*

a. Trash receptacles shall be located at the public entrance(s).

b. The facility shall include a waiting area and departure lounge of a size large enough to accommodate all donors within the building, but not less than five hundred (500) square feet in area.

c. The operator shall submit a management plan for the facility and a floor plan showing the waiting area and departure lounge and number of donor beds.

(2) *Hospital.* All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

(3) *Medication-assisted treatment site.*

a. There shall be no more than sixteen (16) beds.

b. A medication-assisted treatment site shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing medication-assisted treatment sites.

c. On-site services shall be for patients of the facility only.

d. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

(j) *Office uses: contractor's offices.* On-site storage of building materials, heavy equipment, or vehicles primarily used for the purpose of construction are prohibited for contractor's offices.

(k) *Sexually oriented uses.* Sexually oriented uses shall be subject to the following general standards:

(1) Sexually oriented uses shall be permitted only in the DT1 and DT2 Districts, subject to the provisions of this article, except as otherwise provided in this section. However, no sexually oriented use shall be

permitted on any property with its main public entrance on Nicollet Mall, on any property located north/northwest of the centerline of the Burlington Northern Railway right-of-way, nor on any property located east/southeast of the centerline of Fifth Avenue South.

(2) No sexually oriented use shall be allowed within one thousand (1,000) feet of an urban neighborhood or residential mixed-use district, or within five hundred (500) feet of a child care center established prior to November 1, 1986, a public library, a public educational facility that serves persons aged seventeen (17) or younger, or a school, grades K—12. Distances shall be measured in a straight line from the lot line of properties in an urban neighborhood or residential mixed-use district and from the main public entrances of uses.

(3) Only one (1) sexually oriented use shall be allowed per block face.

Section 6. That Section 545.230 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.230. Production use standards. (a) Uses within the production and processing use group are subject to specific use standards in this section.

(b) *Lower-impact production and processing uses.* Lower-impact production and processing uses shall be subject to the following specific use standards as applicable:

(1) *Art Studio.*

a. An art studio may include the design and fabrication of jewelry, ornamental ceramics, pottery, and visual arts.

b. In the commercial mixed-use, downtown, and production districts, the use may include production and processing activities consistent with the characteristics of the lower-impact production and processing use category, provided the portion of the use dedicated to such activities shall not exceed five thousand (5,000) square feet. Such production and processing activities shall be prohibited in the urban neighborhood and residential mixed-use districts.

c. Through a conditional use permit in the commercial mixed-use, downtown, and PR1 districts, or as a permitted use in the PR2 District, the use may include metalworking and forging activities, provided the portion of the use dedicated to such activities shall not exceed five thousand (5,000) square feet. Such production and processing activities shall be prohibited in the urban neighborhood and residential mixed-use districts.

d. Through a conditional use permit in the production districts, the use may include foundry activities provided the portion of the use dedicated to forge or foundry activities shall be limited to five thousand (5,000) square feet.

(2) *Brewery or distillery.*

a. In the CM1, CM2, and CM3 Districts, the main entrance shall open into a taproom, tasting room, or restaurant component equal to not less than fifteen (15) percent of the floor area of the use.

b. In the CM4, DT1, and DT2 Districts, the main entrance shall open into a taproom, tasting room, or restaurant component equal to not less than thirty (30) percent of the floor area of the use.

c. Except in the PR1 and PR2 Districts, the portion of the use dedicated to production, processing, shipping, and warehousing activities shall not exceed five thousand (5,000) square feet of gross floor area.

(3) Cannabis and lower-potency hemp edible manufacturing.

a. The use shall submit an odor control and air filtration plan. The odor control and air filtration plan shall be implemented prior to the issuance of final building inspection and/or throughout operation of the use, as applicable, as approved and inspected by the Commissioner of Health. Odor control and air filtration measures must comply with Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter, and all other applicable regulations.

b. The use shall provide adequate security in accordance with Minnesota Statutes, Chapter 342 and rules adopted pursuant to the chapter.

c. The use shall comply with the standards governing noise contained in Chapter 389, Noise, of the Minneapolis Code of Ordinances and with all other applicable regulations.

d. In the CM2 and CM3 Districts, the main entrance shall open into a cannabis dispensary or lower-potency hemp edible retailer component equal to not less than fifteen (15) percent of the floor area of the use.

e. In the CM4, DT1, and DT2 Districts, the main entrance shall open into a cannabis dispensary or lower-potency hemp edible retailer component equal to not less than thirty (30) percent of the floor area of the use.

f. Except in the PR1 and PR2 Districts, the portion of the use dedicated to production, processing, shipping, and warehousing activities shall not exceed five thousand (5,000) square feet of gross floor area.

~~(3)~~ (4) Film, video, and audio production. The use shall be located entirely within a completely enclosed building and shall have sufficient sound attenuation such that the use shall not be audible outside of the building.

~~(4)~~ (5) Glass, ceramics, and earthenware production, small scale.

a. In the PR1 District, the portion of the use dedicated to the production or processing of glass, glassware, ceramic, or earthenware products, including glassblowing and kiln facilities, shall not exceed twenty thousand (20,000) square feet.

b. In the commercial mixed-use districts, the portion of the use dedicated to the production or processing of glass, glassware, ceramic, or earthenware products, including glassblowing and kiln facilities, shall not exceed five thousand (5,000) square feet.

c. All kiln facilities and other heating equipment shall be electric or natural gas-fired. Kilns and other heating equipment which are powered by any other energy source, including wood or wood pellet combustion, shall be prohibited.

~~(5)~~ (6) *Grain mill, small scale.* The portion of the use dedicated to production and processing activities shall not exceed five thousand (5,000) square feet.

~~(6)~~ (7) *Limited production and processing.*

a. Production and processing activities shall be limited to those uses consistent with the description and character of the lower-impact production and processing use category.

b. The portion of the use dedicated to production, processing, shipping, and warehousing activities shall not exceed five thousand (5,000) square feet.

c. The main entrance shall open to a retail, dining, or office component equal to not less than fifteen (15) percent of the gross floor area of the use.

(c) High-impact production and processing uses. High-impact production and processing uses shall be subject to the following general standards and specific use standards as applicable:

(1) General standards. The use shall be located at least one thousand three hundred and twenty (1,320) feet from any primary zoning district other than the PR2 District or the TR1 District.

(2) Crushing and processing of concrete, asphalt, or rock for recycling or disposal. As part of the application for any conditional use permit for a new facility for crushing and processing of concrete, asphalt, or rock for recycling or disposal, or for an expansion or intensification of a facility for crushing and processing of concrete, asphalt, or rock for recycling or disposal, the following shall be submitted by the applicant:

a. A vicinity plan that includes the following:

1. A description of natural features, including streams, rivers, lakes, wetlands, and major topographical features located within three hundred and fifty (350) feet of the site.

2. A description of the proposal and how it compares to land uses within three hundred and fifty (350) feet of the site.

3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water, and air contamination.

b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations, including verification as to whether the proposed use requires permits from the Minnesota Pollution Control Agency.

c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed, and disposed of, and indicating conformance with all applicable dust emission regulations.

d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

e. A drainage plan for all stormwater management and runoff.

f. A landscape plan demonstrating compliance with the requirements of Chapter 550, Article V, Site Plan Review Standards.

g. A traffic plan describing the number of truck trips the proposal will generate and the principal access route to the facility, including a description of the facility's traffic on the surrounding area.

(3) *Concrete, stone, clay, or tile production.* As part of the application for any conditional use permit for a new concrete, stone, clay, or tile production use or for an expansion or intensification of an existing concrete, stone, clay, or tile production use, the following shall be submitted by the applicant:

a. A vicinity plan that includes the following:

1. A description of natural features, including streams, rivers, lakes, wetlands, and major topographical features located within three hundred and fifty (350) feet of the site.

2. A description of the proposal and how it compares to land uses within three hundred and fifty (350) feet of the site.

3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water, and air contamination.

b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations, including verification as to whether the proposed use requires permits from the Minnesota Pollution Control Agency.

c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed, and disposed of, and indicating conformance with all applicable dust emission regulations.

d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

e. A drainage plan for all stormwater management and runoff.

f. A landscape plan demonstrating compliance with the requirements of Chapter 550, Article V, Site Plan Review Standards.

g. A traffic plan describing the number of truck trips the proposal will generate and the principal access route to the facility, including a description of the facility's traffic on the surrounding area.

(d) *Post-consumer waste processing uses.* Post-consumer waste processing uses shall be subject to the following specific use standards as applicable:

(1) *Recycling center.*

a. All processing, sorting, and storage of materials shall take place entirely within a completely enclosed building, except that outdoor storage of paper or cardboard in fully enclosed containers or trailers is permitted.

b. In the PR1 District, the use shall not include the processing of containers for food or beverage products.

(2) Recycling facility.

a. The use shall be located at least one thousand three hundred and twenty (1,320) feet from any primary zoning district other than the PR2 District or the TR1 District.

b. All processing, sorting, and storage of materials shall take place entirely within a completely enclosed building, except that outdoor storage of paper or cardboard in fully enclosed containers or trailers is permitted.

(3) Waste transfer facility.

a. The use shall be located at least one thousand three hundred and twenty (1,320) feet from any primary zoning district other than the PR2 District or the TR1 District.

b. As part of the application for any conditional use permit for a new waste transfer facility or for an expansion or intensification of an existing waste transfer facility, the following shall be submitted by the applicant:

1. A vicinity plan that includes the following:

i. A description of natural features, including streams, rivers, lakes, wetlands, and major topographical features located within three hundred and fifty (350) feet of the site.

ii. A description of the proposal and how it compares to land uses within three hundred and fifty (350) feet of the site.

iii. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water, and air contamination.

2. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations, including verification as to whether the proposed use requires permit from the Minnesota Pollution Control Agency.

3. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed, and disposed of, and indicating conformance with all applicable dust emission regulations.

4. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

5. A drainage plan for all stormwater management and runoff.

6. A landscape plan demonstrating compliance with the requirements of Chapter 550, Article V, Site Plan Review Standards.

7. A traffic plan describing the number of truck trips the proposal will generate and the principal access route to the facility, including a description of the facility's traffic on the surrounding area.

(e) *Warehousing and storage uses.* Warehousing and storage uses shall be subject to the following specific use standards as applicable:

(1) Cannabis wholesaler.

a. The use shall submit an odor control and air filtration plan. The odor control and air filtration plan shall be implemented prior to the issuance of final building inspection and/or throughout operation of the use, as applicable, as approved and inspected by the Commissioner of Health. Odor control and air filtration measures must comply with Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter, and all other applicable regulations.

b. The use shall provide adequate security in accordance with Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter.

~~(1)~~ (2) Contractor yard.

a. The use shall comply with the landscaping and screening requirements of Chapter 550, Article V, Site Plan Review Standards.

b. The use shall comply with the surfacing requirements of Chapter 555, Off Street Parking, Loading and Mobility, Article VII, Parking Area Design and Maintenance.

c. In the PR1 District, the following standards shall apply:

1. The portion of the use dedicated to the outdoor storage of materials and equipment and the parking of vehicles exceeding fifteen thousand (15,000) pounds gross vehicle weight shall not exceed ten thousand (10,000) square feet in area.

2. The use shall be located on the same zoning lot as a contractor's office.

~~(2)~~ (3) Self-service storage facility. The use shall include an office or retail component which comprises at least twenty-five (25) percent of the building's ground floor street frontage to a minimum depth of twenty (20) feet, or shall be located in a multiple-use building containing a use other than a warehousing and storage use which comprises at least twenty-five (25) percent of the building's ground-floor street frontage to a minimum depth of twenty (20) feet.

~~(3)~~ (4) Snow storage site.

a. The use shall comply with the landscaping and screening requirements of Chapter 550, Article V, Site Plan Review Standards.

b. The use shall comply with all applicable regulations governing stormwater management, and shall employ on-site best management practices and collection infrastructure, such as catch basins, bioretention facilities, drainage swales or underground storage to minimize off-site stormwater or snowmelt runoff, maximum overland flow and flow distances cover surfaces covered with vegetation, increase on-site filtration, minimize off-site discharges of pollutants, encourage natural filtration function, and prevent negative stormwater impacts to adjacent properties or public right-of-way.

c. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for the purposes of removing any litter, debris, and/or sediment found thereon.

d. The use shall comply with all applicable regulations governing erosion and sediment control and shall employ on-site best management practices to minimize soil erosion and off-site sedimentation.

e. The use shall be exempt from the enclosed building requirements of this zoning ordinance.

Section 7. That Section 545.450 contained in Chapter 545, Use Regulations, be amended by adding thereto new accessory uses for “cannabis and lower-potency hemp edible manufacturing”, “cannabis delivery”, “cannabis dispensary”, “cannabis transporter”, and “cannabis wholesaler” in alphabetical sequence to read as follows:

545.450. Accessory uses beginning with C.

Cannabis and lower-potency hemp edible manufacturing. In addition to the zoning districts in which cannabis and lower-potency hemp edible manufacturing is allowed as a principal use, cannabis and lower-potency hemp edible manufacturing shall be allowed as an accessory use to a college or university or vocational or business school where associated with an educational or training program, to a brewery or distillery, to a cannabis dispensary, and to a lower-potency hemp edible retailer, subject to the provisions of Article II, Specific Use Standards, of this chapter, for cannabis and lower-potency hemp edible manufacturing. In the residential mixed-use districts and CM1 district, cannabis and lower-potency hemp edible manufacturing shall be limited to the creation of lower-potency hemp edibles or the creation of hemp-derived consumer products and the manufacture of cannabis products, creation of hemp concentrate, or creation of artificially derived cannabinoids shall be prohibited.

Cannabis delivery. Cannabis delivery shall be allowed accessory to a cannabis business, subject to regulations governing truck and commercial vehicle parking. No on-site vehicle fleets shall be permitted except where the use is located in a district that permits on-site vehicle fleet storage as a principal use.

Cannabis dispensary. Cannabis dispensaries shall be allowed accessory to urban farm uses that cultivate cannabis and to cannabis and lower-potency hemp edible manufacturing, subject to the provisions of Article II, Specific Use Standards, of this chapter. In the production districts, a cannabis dispensary shall not exceed five thousand (5,000) square feet of the floor area of the use.

Cannabis transporter. Cannabis transporters shall be allowed accessory to cannabis businesses, subject to regulations governing truck and commercial vehicle parking. Further, no on-site vehicle fleets shall be permitted except where the use is located in a district that permits on-site vehicle fleet storage as a principal use.

Cannabis wholesaler. Cannabis wholesalers shall be permitted accessory to cannabis cultivation and cannabis and lower-potency hemp edible manufacturing, subject to the provisions of Article II, Specific Use Standards, of this chapter, for cannabis wholesalers.

Section 8. That Section 545.540 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.540. Accessory uses beginning with L.

Lower-potency hemp edible retailer. Lower-potency hemp edible retailers shall be allowed as accessory to a nonresidential use in the zoning districts in which a lower-potency hemp edible retailer is allowed as a principal use and to cannabis and lower-potency hemp edible manufacturing, subject to the provisions of Article II, Specific Use Standards, of this chapter. In the production districts, the lower-potency hemp edible retailer shall not exceed five thousand (5,000) square feet of the floor area of the use.

Section 9. That Section 545.570 contained in Chapter 545, Use Regulations, be amended by adding thereto new accessory uses for "on-site consumption, cannabis" and "on-site consumption, lower-potency hemp edible products" in alphabetical sequence to read as follows:

545.570. Accessory uses beginning with O.

On-site consumption, cannabis. On-site consumption of cannabis shall be allowed accessory to a cannabis dispensary with an on-site consumption endorsement from the State of Minnesota. Such on-site consumption must comply with all regulations under Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter. Smoking, including smoking for the purpose of the sampling of products, is prohibited within the indoor area of any on-site consumption use established under this chapter.

On-site consumption, lower-potency hemp edible products. On-site consumption of lower-potency hemp edible products shall be allowed accessory to a lower-potency hemp edible retailer. Such on-site consumption must comply with all regulations under Minnesota Statutes, Chapter 342, and rules adopted pursuant to the chapter.

Section 10. That Section 545.630 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.630. Accessory uses beginning with U.

Urban Farm. In addition to the zoning districts in which urban farms are allowed as a principal use, cannabis cultivation shall be allowed as an accessory use to a college or university and to a vocational or business school where associated with an educational or training program, or to a cannabis and lower potency hemp edible manufacturing use subject to the provisions of Article II, Specific Use Standards, of this chapter. Cannabis cultivation shall be allowed accessory to a cannabis manufacturing use only in the production districts.

Section 11. That Section 545.820 contained in Chapter 545, Use Regulations, be amended to read as follows:

545.820. Prohibited home occupations. Recognizing that there are some uses which have serious objectionable operational characteristics and thereby adversely affect the surrounding neighborhood, the following shall be prohibited as home occupations:

(1) Motor vehicle repair, service, or painting, or any repair or servicing of vehicles or equipment with internal combustion engines (such as snowmobiles, lawnmowers, chain saws, and other small engines).

(2) A use that is designed to serve more than one (1) client on the site at a time.

(3) The sale, lease, trade or other transfer of firearms or ammunition by a firearms dealer. Firearms dealers existing on or before October 7, 1995, and in all other respects in conformance with the provisions of this ordinance, shall be permitted to continue as nonconforming uses in accordance with the provisions of Article VI, Nonconforming Uses and Structures.

(4) Sexually oriented uses, as defined in Chapter 565, Definitions.

(5) Headquarters or dispatch centers where persons come to the site and are dispatched to other locations.

(6) Uses first allowed in a production district.

(7) A cannabis business as defined in Chapter 565, Definitions, except that a cannabis event organizer shall be permitted as a home occupation.

(8) A lower-potency hemp edible business as defined in Chapter 565, Definitions.

Section 12. That Section 550.420 contained in Chapter 550, Development Standards, be amended to read as follows:

550.420. Enclosed building requirements. (a) *In general.* All production, processing, storage, sales, display or other nonresidential activity shall be conducted within a completely enclosed building, except as otherwise provided in this section or elsewhere in this ordinance. This ordinance is not intended to construe that doors or windows opened on a temporary basis shall result in a use that is not enclosed unless the use constitutes a dangerous, injurious or noxious condition because of fire, explosion or other hazard, noise, vibration, smoke, dust, fumes, odor or other air pollution, light, glare, heat, cold, dampness, electrical disturbance, liquid or solid refuse or waste, water or soil pollution, or other substance or condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Art installations.* Art installations shall be allowed, such as a sculpture garden or public art.

(c) *Children's play areas.* Children's play areas shall be allowed provided the play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in an urban neighborhood or residential mixed-use district or from an adjacent ground floor permitted or conditional residential use, as specified in Article V, Site Plan Review Standards in this chapter.

(d) *Outdoor dining.* Outdoor dining shall be allowed in all districts where restaurants are allowed and where accessory to a public park, provided the following conditions are met:

(1) The outdoor dining area shall be no closer than twenty (20) feet from an adjacent urban neighborhood or residential mixed-use district boundary or from an adjacent ground floor permitted or conditional

residential use, and shall be screened from such district boundary or residential use, as specified in Article V, Site Plan Review Standards in this chapter.

(2) Sidewalk cafés shall comply with the requirements contained in Chapter 265 of the Minneapolis Code of Ordinances, Special Permits for Specific Businesses and Uses.

(e) *Outdoor growing areas.* Outdoor growing associated with community gardens, farmers markets, market gardens, and urban farms shall be allowed, in addition to growing as an accessory use.

(f) *Outdoor production or processing.* Outdoor production or processing shall only be allowed for concrete, stone, clay, or tile production, crushing and processing for recycling or disposal of concrete, asphalt, and rock, waste transfer or disposal facilities, and industrial transportation services uses. These uses and any legally nonconforming uses with existing outdoor production and processing shall be subject to the following conditions:

(1) Such outdoor production or processing areas shall be no closer than three hundred (300) feet from an urban neighborhood boundary or a ground floor permitted or conditional residential use, unless a greater separation is required in Chapter 545, Use Regulations.

(2) Outdoor production and processing areas shall be landscaped and screened from view as follows:

a. *Areas fronting along or visible from public streets or sidewalks.* A landscaped yard at least ten (10) feet wide and screening not less than eight (8) feet in height and not less than ninety-five (95) percent opaque shall be provided along the public street or sidewalk, as specified in Article V, Site Plan Review Standards in this chapter.

b. *All other areas.* Screening not less than eight (8) feet in height and not less than ninety-five (95) percent opaque shall be provided along the property line, as specified in Article V, Site Plan Review Standards in this chapter.

(g) *Outdoor recreation facilities.* Outdoor recreation facilities, including those facilities accessory to food and beverage uses, shall be allowed provided outdoor recreation facilities located in commercial mixed-use, downtown, and production districts shall be effectively screened from any adjacent residential use located in an urban neighborhood or residential mixed-use district or from a ground floor permitted or conditional residential use, as specified in Article V, Site Plan Review Standards in this chapter.

(h) *Outdoor sales and display.* Unless otherwise required, the following may include outdoor sales and display provided such outdoor sales and display area shall be no closer than twenty (20) feet from an adjacent urban neighborhood or residential mixed-use district boundary or from an adjacent ground floor permitted or conditional residential use, and shall be screened from such district boundary or residential use, as specified in Article V, Site Plan Review Standards in this chapter:

(1) Direct refueling of motor vehicles.

(2) Lawn and garden supply store sales and hardware stores, provided the outdoor sales and display area shall be included in the maximum gross floor area of such use, as regulated in each district.

(3) Legal nonconforming drive-through facilities.

(4) Building material sales located in the CM2, PR1 and PR2 Districts only. In the CM2 and PR1 Districts and for legal nonconforming outdoor sales in other districts, the following standards shall also apply:

a. The unenclosed building material sales shall only be located on a zoning lot at least five (5) acres or more in area.

b. The unenclosed building material sales shall be no closer than one hundred (100) feet from an urban neighborhood or residential mixed-use district boundary or from an adjacent ground floor permitted or conditional residential use.

(5) Truck, trailer, boat or recreational vehicle sales, service or rental located in the PR2 District only, subject to the regulations governing the outdoor parking of trucks and other commercial vehicles in Chapter 555, Off-Street Parking, Loading and Mobility.

(6) Businesses with merchandise for sale on the premises located in the commercial mixed-use districts, downtown districts and the PR1 District only, provided that the outdoor sales and display complies with the following standards:

a. The outdoor sales and display shall be limited to the following locations:

1. On the public sidewalk adjacent to a ground level retail space, as provided by Title 17, Streets and Sidewalks, of the Minneapolis Code of Ordinances.

2. On property adjacent to the public right-of-way, within the thirty (30) inch wide portion extending from the business's primary building wall along the lineal storefront area, provided that all products are sold within the principal use, all merchandise and related fixtures are removed outside of the business's hours of operation, and the use does not encroach on door openings, drive aisles, parking areas, loading zones, fire lanes, or a sixty (60) inch unobstructed, straight pedestrian way.

b. Merchandise may only be displayed and sold pursuant to section 427.130(b) between the hours of 8:00 a.m. and 10:00 p.m.

c. All merchandise, fixtures, tables, racks, shelving and other related materials must be completely removed when not in use or during restricted hours of operation.

d. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

e. ~~Liquor, Cannabis, cannabis-related products, liquor, lower-potency hemp edibles,~~ tobacco, tobacco-related products, and sexually oriented images and merchandise, and any merchandise otherwise prohibited from being sold outdoors shall be prohibited from being displayed and sold under this ordinance.

(7) Food trucks when accessory to a public park, bar, brewery or distillery, provided the food trucks shall not remain permanently parked on the site. Food trucks shall be parked on a surface complying with the surfacing standards of Chapter 555, Off-Street Parking, Loading and Mobility. A food truck may include a smoker provided the smoker shall be no closer than five hundred (500) feet from a permitted or conditional residential use.

(i) *Outdoor speakers.* Outdoor speakers shall only be allowed in the commercial mixed-use, downtown, and production districts and shall not be audible from an urban neighborhood or residential mixed-use district boundary, or a permitted or conditional residential use. Additionally, outdoor speakers may be allowed in public park facilities.

(j) *Outdoor storage.* Outdoor storage shall only be allowed in the PR2 District and as authorized in this zoning ordinance for specific uses. Outdoor storage shall be subject to the following conditions:

(1) Outdoor storage areas shall not exceed fifty (50) percent of the lot area or one hundred thousand (100,000) square feet, whichever is less.

(2) Outdoor storage areas shall be no closer than one hundred (100) feet from an urban neighborhood or residential mixed-use district boundary or from an adjacent ground floor permitted or conditional residential use.

(3) Outdoor storage areas shall be landscaped and screened from view as follows:

a. Areas fronting along or visible from public streets or sidewalks. A landscaped yard at least five (5) feet wide and screening not less than six (6) feet in height and not less than ninety-five (95) percent opaque shall be provided along the public street or sidewalk, as specified in Article V, Site Plan Review Standards in this chapter.

b. Areas within three hundred (300) feet of an urban neighborhood or residential mixed-use district or a permitted or conditional residential use. Screening not less than six (6) feet in height and not less than ninety-five (95) percent opaque shall be provided between the storage area and the property line, as specified in Article V, Site Plan Review Standards in this chapter.

(k) *Sauna.* Outdoor saunas and sauna activity shall be allowed accessory to an indoor sauna, brewery or distillery, sports and health facility, lodging uses, and social and cultural assembly uses.

Section 13. That Section 560.220 contained in Chapter 560, Signs, be amended to read as follows:

560.220. Special provisions for specific uses. (a) *Multiple tenant buildings.*

(1) *Master sign plan required.* Any application for a sign permit for a multiple tenant building shall include a master sign plan for the building. Said plan shall be drawn to scale and fully dimensioned, showing any signage to be provided in compliance with the Minneapolis Code of Ordinances.

(2) *Allocation of signage.* The property owner or the property owner's designee shall be responsible for allocating the allowable sign area among the tenants of a multiple tenant building.

(b) *Nonconforming uses.* Newly established signs accessory to nonconforming nonresidential uses in the urban neighborhood and RM1 districts shall be limited to one (1) non-illuminated, flat wall identification sign, not to exceed sixteen (16) square feet in area and fourteen (14) feet in height. In addition, on a corner lot, two (2) such signs per building, except as otherwise allowed in the manner provided for in Chapter 545, Use Regulations, governing expansion or alteration of legal nonconforming uses and structures. Newly established signs accessory to nonconforming uses in the RM2, RM3, commercial mixed-use, downtown, production and transportation districts shall be subject to the regulations of the district in which it is located.

(c) *Planned unit developments.* Signs accessory to planned unit developments shall be allowed as approved by the conditional use permit, as specified in Chapter 550, Development Standards.

(d) *Sexually oriented uses.* All sexually oriented uses shall comply with the following sign requirements, notwithstanding any other provision of this ordinance:

(1) All signs shall be flat wall signs or window signs.

(2) Signs may be illuminated, except that flashing signs, including signs containing changing written messages, and signs with moving or swinging parts or elements shall be prohibited.

(3) The amount of allowable sign area shall be one (1) square foot of sign area per foot of lot frontage on a street. Window signs shall be included in the calculation of total allowed sign area.

(4) Window sign area shall be limited by the amount of total allowable sign area for the use, except that no merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or any area where they can be viewed from outside the building.

(e) *Secondhand goods store.* Portable signs, temporary signs, backlit signs, and freestanding signs shall be prohibited for all secondhand goods stores.

(f) *Tobacco products shop.* Portable signs, temporary signs, backlit signs, and freestanding signs shall be prohibited for all tobacco products shops.

(g) *Alternative financial establishment.* Portable signs, temporary signs, backlit signs, and freestanding signs shall be prohibited for all alternative financial establishments.

(h) *Pawnshop.* Portable signs, temporary signs, backlit signs, and freestanding signs shall be prohibited for all pawnshops.

(i) *Cannabis businesses.* Portable signs, temporary signs, backlit signs, and freestanding signs shall be prohibited for all cannabis businesses.

(j) *Lower-potency hemp edible businesses.* Portable signs, temporary signs, backlit signs, and freestanding signs shall be prohibited for all lower-potency hemp edible businesses.

Section 14. That Section 565.40 contained in Chapter 565, Definitions, be amended by adding thereto new definitions for "cannabis business", "cannabis cultivation", "cannabis delivery service", "cannabis dispensary", "cannabis or lower-potency hemp edible manufacturing", "cannabis testing facility", "cannabis transporter", and "cannabis wholesaler" in alphabetical sequence to read as follows:

565.40. Definitions beginning with C.

Cannabis business. A commercial enterprise involved in cultivating, processing, distributing, or selling cannabis for recreational or medical use. For zoning purposes, "cannabis business" pertains to the land use activity at a site, not the state-issued license. Such businesses are subject to the specific use standards found in Article II, Specific Use Standards, of this chapter, which apply to each use occurring on the property.

Cannabis cultivation. Planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts for recreational or medical use.

Cannabis delivery service. A person or entity that purchases cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from cannabis and lower-potency hemp edible businesses and transports and delivers those products to customers.

Cannabis dispensary. An entity that acquires, possesses, transfers, sells, dispenses, or distributes medical or recreational cannabis, products containing cannabis, and related supplies and products to the public.

Cannabis or lower-potency hemp edible manufacturing. An entity that creates cannabis concentrate and manufactures cannabis products and hemp-derived consumer products for recreational or medical public consumption; an entity that purchases hemp and artificially derived cannabinoids to make hemp concentrate, and manufactures artificially derived cannabinoids and hemp edibles for public consumption; an entity that packages and labels lower-potency hemp edibles for sale to customers; an entity that sells hemp concentrate, artificially derived cannabinoids, and lower-potency hemp edibles to other cannabis businesses and hemp businesses.

Cannabis testing facility. A facility licensed to obtain and test immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products.

Cannabis transporter. An entity that transports immature cannabis plants and seedlings, cannabis flower, cannabis products, artificially derived cannabinoids, hemp plant parts, hemp concentrate, lower-potency hemp edibles, and hemp-derived consumer products from a cannabis business to a cannabis business.

Cannabis wholesaler. An entity that obtains, stores, and sells or otherwise transfers medical or recreational cannabis or hemp seeds, plants, flower, or other products for the purpose of resale or other transfer to a cannabis business, but not to consumers.

Section 15. That Section 565.130 contained in Chapter 565, Definitions, be amended by adding thereto new definitions for "lower-potency hemp edible business" and "lower-potency hemp edible retailer" in alphabetical sequence to read as follows:

565.130. Definitions beginning with L.

Lower-potency hemp edible business. A lower-potency hemp edible manufacturer, lower-potency hemp edible retailer, or any business that produces, manufactures, transports, or sells lower-potency hemp edible products. Such businesses are subject to the specific use standards found in Article II, Specific Use Standards, of this chapter, which apply to each use occurring on the property. All lower-potency hemp edible businesses must be licensed by the State of Minnesota prior to operation.

Lower-potency hemp edible retailer. An entity that possesses, transfers, sells, dispenses, or distributes lower-potency hemp edible products and related supplies and products.

Section 16. That Section 565.220 contained in Chapter 565, Definitions, be amended to read as follows:

Urban farm. An establishment where food or ornamental crops are grown or processed to be sold or donated that includes, but is not limited to, outdoor growing operations, indoor growing operations, greenhouses, vertical farms, aquaponics, aquaculture, cannabis cultivation, hydroponics, and rooftop farms.

Use. The purpose or activity for which the land or buildings thereon are designed, arranged, intended, occupied or maintained.

Accessory use. A use of land or of a building or portion thereof incidental and subordinate to a principal use.

Conditional use. A use which, because of its unique characteristics, cannot be properly classified as a permitted use in a district but which may be allowed in such zoning district upon demonstrating that such use will comply with all of the conditions and standards of this zoning ordinance.

Permitted use. A use which may be established in a particular district or districts.

Principal use. The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.