

CITY OF SHOREVIEW

ORDINANCE NO. 1039

AN ORDINANCE TO AMEND CHAPTERS 101 AND 107 OF THE MUNICIPAL CODE

The purpose of this ordinance is to amend *Section 101-2 Definitions* and *Sections 107-59 Retail Service District, 107-62 Business Park District and 107-63 Industrial District* to establish definitions and zoning regulations for cannabis uses, in compliance with MN Statute. The Shoreview City Council ordains that Sections 101-2, 107-59, 107-62 and 107-63 of the Shoreview Municipal Code are amended to read as follows (New language is underlined and highlighted red; red-stricken text is proposed for deletion):

101-2 Definitions

Sec. 101-2 The following words, terms and phrases, when used in this part, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Cannabis cultivation. The growing of cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvesting cannabis flower from mature plant, packaging and labeling immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transporting cannabis flower to a cannabis manufacturer located on the same premises, and performing other actions approved by the Office of Cannabis Management.

Cannabis manufacturer. A cannabis business licensed to purchase cannabis flower, cannabis products hemp plant parts, hemp concentrate, and artificially derived cannabinoids from a cannabis business, purchase hemp plants and hemp concentrates, make cannabis hemp concentrate, manufacture artificially derived cannabinoids, manufacture adult-use cannabis products, lower-potency hemp edibles, and hemp derived consumer products, and sell cannabis concentrate, hemp concentrate, artificially derived cannabinoids, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to other cannabis businesses.

Cannabis retailer. A cannabis business licensed to purchase immature cannabis plants and seedlings, cannabis flower, cannabis products, and lower-potency hemp products, from cannabis businesses, and sell immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to customers.

Cannabis testing facility. A cannabis business 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 from cannabis microbusinesses, cannabis mezzo businesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-potency hemp edible manufacturers, medical cannabis cultivators, medical cannabis processors, medical cannabis combination businesses, and industrial hemp growers.

Cannabis wholesaler. A cannabis business licensed to purchase immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from cannabis businesses, and purchase hemp plant parts and hemp concentrates. Cannabis wholesalers may sell immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to cannabis microbusinesses, cannabis mezzo businesses, cannabis manufacturers, and cannabis retailers, sell lower-potency hemp edibles to lower-potency-hemp edible retailers, and import hemp-derived consumer products and lower potency hemp edibles that contain hemp concentrate or artificially derived cannabinoids.

107.59 Retail Services District (C1)

(B). Permitted Uses. In addition to the uses defined in section 107-57(c) and 107-61(b) (pertaining to the Office District (OFC)) the following retail sales activities and commercial services, as well as similar uses, are permitted:

- 1) art/school supplies
- 2) auto accessories
- 3) bakery goods/deli
- 4) barber/beauty shop
- 5) books and music
- 6) cameras & photo supplies
- 7) cannabis retail business
- 8) clothing
- 9) computers/software
- 10) costume rental
- 11) day care
- 12) decorating
- 13) department stores
- 14) financial facilities
- 15) florist
- 16) fuel station (capacity of no more than four vehicles at one time)
- 17) gifts/cards
- 18) groceries
- 19) hardware
- 20) hemp-derived cannabinoid products
- 21) laundry/dry cleaning
- 22) lawn and garden supplies

- 23) locksmith
- 24) luggage
- 25) mortuary
- 26) music/dance/business school
- 27) musical instruments
- 28) off-sale liquor
- 29) paint/wallpaper/interior
- 30) personal care products
- 31) pet shops/grooming
- 32) pharmacy
- 33) photocopying service
- 34) photography studio
- 35) restaurant
- 36) seasonal produce/Christmas tree sales
- 37) sewing supplies
- 38) shoe sales/repair
- 39) sporting goods
- 40) tailoring/dressmaking
- 41) tanning salons
- 42) tobacco
- 43) variety shops
- 44) video rental/sale

107.62 Business Park District

(B) Permitted Uses. The following activities are permitted in the Business Park District:

- 1) Cannabis wholesale
- 2) financial institutions
- 3) health services, including medical, dental and veterinary
- 4) light manufacturing, including fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials, and including cannabis manufacturing
- 5) high-tech research, development and testing laboratories, including cannabis testing facilities; and data processing businesses, including storage of materials processed on site and distribution provided these uses are related and supporting activities that are secondary to the primary use.
- 6) office uses
- 7) indoor limited retail sales accessory to office/manufacturing uses provided that:
 - a) all sales are conducted in a clearly defined area of the principal building reserved exclusively for retail sales. Said sales area must be physically segregated from other principal activities in the building.
 - b) the retail sales must be located on the ground floor of the principal building. The retail sales activity shall not occupy more than fifteen percent (15%) of the gross floor area of the building.

- c) retail hardware stores that sell small quantities of hardware goods directly to the consumer and does not sell in bulk to contractors or serve as a supplier for other businesses provided that:
 - 1. the retail hardware store is not the primary use of the principal building. the gross floor area of the retail hardware store shall not exceed 4,000 square feet.
 - 2. the hardware store is located on the ground floor of the principal building.
 - 3. outdoor display of seasonal merchandise may only occur on a seasonal basis. Outdoor display areas shall not exceed 750 feet and must be screened from view from adjacent properties and arterial roadways. Screening must include attractive opaque fencing and either planters or landscaping. Outdoor storage of materials and merchandise is not permitted.
- 8) licensed day care facilities that occupy less than 49% of the leasable space area in a multiple tenant building.
- 9) office space
- 10) office/showrooms
- 11) office/warehouse
- 12) research laboratories, when wholly contained within a building
- 13) restaurants that satisfy the following requirements and are contained in an office building:
 - a) qualify for the issuance of an intoxicating on-sale liquor license within the City of Shoreview.
 - b) do not have drive-up order facilities.
 - c) food sales constitute at least 60% of the establishment's gross sales.
 - d) are able to accommodate, by reservation, gathering of 20 or more people. Except for special occasions, do not accept food orders after 11:00 p.m.
- 14) utilities.

107.63 Industrial District

(B) Permitted Uses. Permitted uses in the Industrial District (I) are defined below. These uses are permitted in addition to those permitted uses defined in section 107-61.

- 1) Assembling
- 2) [Cannabis testing](#)
- 3) commercial antennas, excluding satellite earth stations, in accordance with the standards in chapter 111, articles II and III.
- 4) commercial uses, related to or supporting the industrial use located in the same building
- 5) distribution
- 6) electronics
- 7) fabrication

- 8) free-standing commercial towers are not permitted in industrial district unless the property falls within the Telecommunications Overlay District
- 9) indoor cannabis cultivation
- 10) manufacturing, including cannabis manufacturing
- 11) mini-storage
- 12) mobile wireless telecommunication facilities for temporary use during power outages, natural disasters, emergencies, or for temporary testing purposes for up to 72 hours
- 13) packaging
- 14) printing
- 15) private antennas in accordance with the standards in chapter 111, article II, processing public or quasi-public facilities subject to Site and Building Plan review upon the finding that the use(s) will not impede or otherwise conflict with the planned use of adjoining property satellite earth stations provided that:
 - a. the diameter is less than two meters
 - b. the ground level view of these
- 16) towers and antennas subject to compliance with the standards in chapter 111, articles II and III
- 17) utilities
- 18) warehousing
- 19) wholesale, including cannabis wholesale

Adoption Date: Passed by the city council of the City of Shoreview on the 18th day of November, 2024.

Effective Date: This ordinance shall become effective the day following its publication in the City's official newspaper.

Publication Date: Published on the 3rd day of December, 2024.

Sue Denking, Mayor

Attest:

Brad Martens, City Manager

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