

**TO: Cannon Falls City Council**  
**FROM: Zach Logelin, License and Permit Technician**  
**SUBJECT: Ordinance Amending Cannon Falls City Code Regarding Cannabis Zoning**  
**DATE: December 17<sup>th</sup>, 2024**

**BACKGROUND:**

With the legalization of Cannabis in the State of Minnesota, the City of Cannon Falls has delegated all cannabis licensing to Goodhue County. The City is responsible for determining the zoning for the different types of cannabis businesses.

Before you tonight is an ordinance amendment which defines the types of cannabis businesses and where they can operate within city limits.

You will notice that retail establishments are zoned in the B-1 and B-2 with cultivation and manufacturing reserved for the general industrial zone.

Please review the proposed ordinance that was approved by Planning Commission.

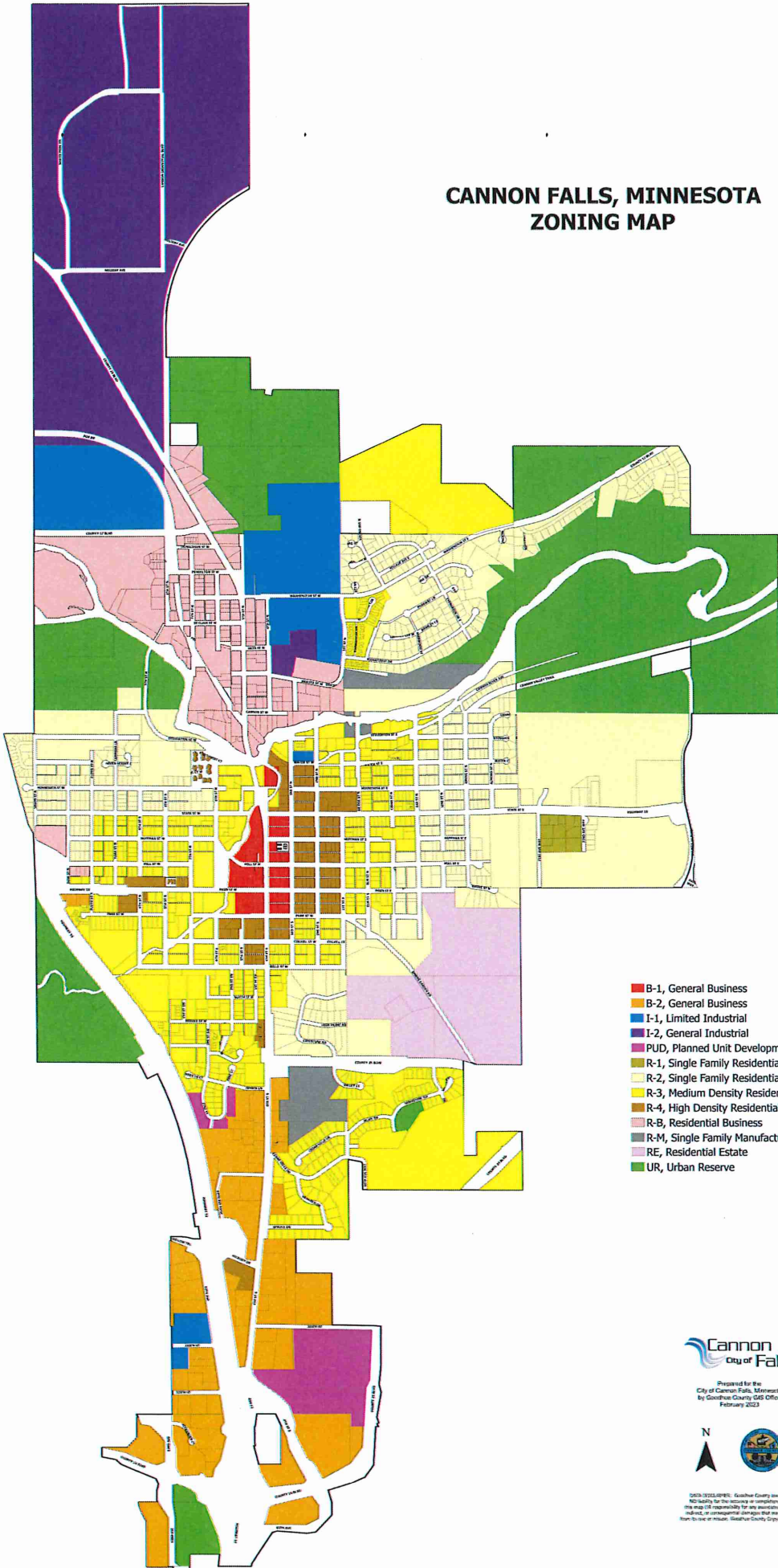
The following are attached to further describe the proposal:

1. Zoning Map of Cannon Falls
2. Ordinance Amending City Code Relating to Cannabis

**REQUESTED ACTION:**

Please make a motion to approve Ordinance 408, amending Cannon Falls city code relating to the zoning of cannabis.

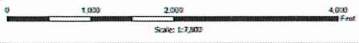
# CANNON FALLS, MINNESOTA ZONING MAP



Prepared for the  
City of Cannon Falls, Minnesota  
By Goodhue County GIS Office  
February 2023



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CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA

ORDINANCE NUMBER 408  
SECOND SERIES

AN ORDINANCE AMENDING CANNON FALLS CITY CODE REGARDING ZONING  
RELATED TO CANNABIS BUSINESSES

THE CITY COUNCIL OF THE CITY OF CANNON FALLS DOES ORDAIN:

**SECTION 1. AMENDMENT.** Cannon Falls City Code Chapter 152 is hereby amended as set forth below to add the underlined language as follows:

§ 152.021 DEFINITIONS.

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***CAMPGROUND.*** An area accessible by foot or vehicle and containing campsites or camping spurs for tent and trailer camping.

***CANNABIS BUSINESS.*** A business involved with cannabis and licensed by the Office of Cannabis Management. CANNABIS BUSINESSES include, but are not limited to, cannabis microbusiness, cannabis mezzobusiness, cannabis cultivator, cannabis manufacturer, cannabis retailer, cannabis wholesaler, cannabis transporter, cannabis testing facility, cannabis event organizer, cannabis delivery service, medical cannabis combination business, and other “Cannabis businesses” as defined by M.S. § 342.01, Subdivision 14, as it may be amended from time to time.

***CANNABIS CULTIVATION.*** A cannabis business involved in the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts. Includes license types: cannabis cultivator, cannabis mezzobusiness, cannabis microbusiness, and medical cannabis combination businesses.

***CANNABIS DELIVERY SERVICE.*** A cannabis business licensed to purchase cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from licensed cannabis businesses with a retail endorsement, transport and deliver cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumable products to consumers, and perform other actions approved by the Office of Cannabis Management.

***CANNABIS MANUFACTURING.*** A cannabis business licensed to turn raw, dried cannabis and cannabis parts into other types of cannabis products, e.g. edibles or topicals. Includes license types: cannabis manufacturer, cannabis mezzobusiness, cannabis microbusiness, and medical cannabis combination business.

***CANNABIS RETAIL*** A cannabis business with a retail endorsement licensed to sell cannabis and cannabis products directly to customers, and not for the purpose of resale in any form. Includes license types: cannabis retailer, and medical cannabis combination.

**CANNABIS TRANSPORTER.** A cannabis business licensed to transport 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 one cannabis business to another cannabis business.

**CANNABIS WHOLESALER.** A cannabis business licensed to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail operations.

**CANOPY.** An accessory roof-like structure, which is either attached to or detached from an allowable primary building, which is open on all sides, other than where attached, and, which is located over and designed to provide cover for entrances, exits, walkways and approved off-street vehicle service areas.

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**LOT, WIDTH.** The minimum required horizontal distance between the side lot lines measured at right angles to the lot depth, at the front setback line. For cul-de-sac lots, **LOT WIDTH** shall mean the minimum required horizontal distance between the side lot lines, measured along a straight line at the midpoint of the front setback line.

**LOWER POTENCY HEMP EDIBLE MANUFACTURER.** A business licensed to purchase hemp plant parts, hemp concentrate, and artificially derived cannabinoids from cannabis microbusinesses, cannabis mezzobusinesses, cannabis manufacturers, cannabis wholesalers, and lower-potency hemp edible manufacturers. May also purchase hemp parts and hemp concentrate, make hemp concentrate, manufacture artificially derived cannabinoids, manufacture lower-potency hemp edibles for public consumption, package and label lower potency hemp edibles, and sell hemp concentrate, artificially derived cannabinoids, and lower-potency hemp edibles to other cannabis businesses and hemp businesses.

**LOWER POTENCY HEMP EDIBLE RETAILER.** A business licensed to sell lower-potency hemp edibles that are obtained from a licensed Minnesota cannabis microbusiness, cannabis mezzobusiness, cannabis manufacturer, cannabis wholesaler, or lower-potency hemp edible manufacturer, and meet all packaging and labeling requirements established by the Office of Cannabis Management.

**LUMINAIRE.** A complete lighting unit consisting of a light source and all necessary mechanical, electrical and decorative parts.

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## **HOME OCCUPATIONS**

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### **§ 152.298 GENERAL PROVISIONS.**

All home occupations shall comply with the following general provisions and according to definition, the applicable requirement provisions.

(A) *All uses.*

- (1) No home occupation shall produce light, glare, noise, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.
- (2) No home equipment shall be used in the home occupation which will create electrical interference to surrounding properties.
- (3) All home occupations shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof and shall not result in incompatibility or disturbance to the surrounding residential uses. Cannabis retail and non-retail businesses are not considered incidental to the use of the property and are not permitted in any zoning district as a home business.

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### ***SIGNS***

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#### **§ 152.353 PERMITTED AND PROHIBITED SIGNS.**

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(B) *Prohibited signs.* The following signs are prohibited:

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- (7) Signs displaying or depicting a cannabis flower, cannabis product, hemp edibles, or hemp derived consumer products.

### **CANNABIS BUSINESSES**

#### **§ 152.420 PURPOSE.**

The purpose of this subchapter is to establish certification and registration requirements for all cannabis businesses.

#### **Sec. 152.421 REGISTRATION REQUIRED.**

Cannabis Retail is not permitted within the City without first registering with Goodhue County. Any Cannabis Business that sells to a customer or patient without registering with Goodhue County shall incur a civil penalty of \$2,000 for each violation.

#### **Sec. 152.422 CANNABIS BUSINESS BUFFER.**

No Cannabis Business may be located or operated within 1,000 feet of public and private schools and within 500 feet of a day care, residential treatment facility, public park, or athletic field.

***B-1, CENTRAL BUSINESS DISTRICT***

**§ 152.625 PURPOSE.**

The purpose of the B-1, Central Business District is to provide for the establishment of commercial and service activities which draw from and serve customers from the community and surrounding area.

**§ 152.626 PERMITTED USES.**

Subject to applicable provisions of this chapter, the following are permitted uses in a B-1 District:

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(L) Cannabis Retail

(M) Cannabis Delivery Service

(N) Cannabis Wholesaler

(O) Cannabis Transporter

(P) Lower Potency Hemp Edible Retailer

***B-2, HIGHWAY BUSINESS DISTRICT***

**§ 152.425 PURPOSE.**

The purpose of the B-2, Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities and less intensive industrial uses.

**§ 152.646 PERMITTED USES.**

Subject to applicable provisions of this chapter, the following are permitted uses in a B-2 District:

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(O) Cannabis Retail

(P) Cannabis Delivery Service

(Q) Cannabis Wholesaler

(R) Cannabis Transporter

(S) Lower Potency Hemp Edible Retailer

**§ 152.650 USES BY ADMINISTRATIVE PERMIT.**

Subject to applicable provisions of this chapter, the following uses are allowed by administrative permit in a B-2 District based upon procedures set forth in and regulated by §§ 152.115 through 152.118 of this chapter:

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(G) Temporary cannabis event provided that:

- (1) The event shall not exceed the period specified in the administrative permit. In no case shall the event last more than four days;
- (2) There shall be no more than two temporary cannabis events per calendar year within the City;
- (3) No cannabis products may be sold at a temporary cannabis event by a person or organization without a retail endorsement; and
- (4) No person or organization shall hold a temporary cannabis event without first receiving a cannabis event organizer license from the Office of Cannabis Management.

**I-2, GENERAL INDUSTRIAL DISTRICT**

**§ 152.685 PURPOSE.**

The purpose of the I-2, General Industrial District is to provide for the establishment of industrial uses of a more intense nature development in areas guided for industrial land by the Comprehensive Plan.

**§ 152.686 PERMITTED USES.**

Subject to applicable provisions of this chapter, the following are permitted uses in an I-2 District:

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(P) Cannabis Manufacturing

(Q) Cannabis Cultivation

(R) Lower Potency Hemp Edible Manufacturing

**SECTION 2. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Cannon Falls this \_\_\_\_ day of \_\_\_\_, 2025.

\_\_\_\_\_  
Matt Montgomery, Mayor

ATTEST:

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Jon Radermacher, City Administrator