

ORDINANCE NO. 25-02-12-01

AN ORDINANCE TO REGULATE CANNABIS BUSINESSES

THE CITY OF LONG PRAIRIE DOES ORDAIN AS FOLLOWS:

Section 1. AMENDMENT OF MUNICIPAL CODE, CHAPTER 13, ALCOHOL AND TOBACCO. Chapter 13 of the Long Prairie Municipal Code is hereby amended by renaming Chapter 13 and adding (the underlined language) Cannabis Products, regulating the sale of cannabis products in the City of Long Prairie, as follows:

CHAPTER 13

ALCOHOL, TOBACCO AND CANNABIS

CANNABIS PRODUCTS

13.701. Purpose and Intent. The purpose of this ordinance is to implement the provisions of Minnesota Statutes, chapter 342, which authorizes the City of Long Prairie to protect the public health, safety, welfare of the City of Long Prairie residents by regulating cannabis businesses within the legal boundaries of the City of Long Prairie.

The City of Long Prairie has the authority to adopt this ordinance pursuant to:

- (1) Minn. Stat. 342.13(c), regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses.
- (2) Minn. Stat. 342.22, regarding the local registration and enforcement requirements of state-licensed cannabis retail businesses and lower potency hemp edible retail businesses.
- (3) Minn. Stat. 152.0263, Subd 5, regarding the use of cannabis in public places.

The provisions of this Article shall be applicable to the legal boundaries of the City of Long Prairie.

13.702. Severability. If any section, clause, provision, or portion of this article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

13.703. Enforcement. The police chief is responsible for the administration and enforcement of this article. Any violation of the provisions of this article or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as

defined by law. Violations of this article can occur regardless of whether or not a permit is required for a regulated activity listed in this article.

13.704. Definitions.

- (1) Unless otherwise noted in this section, words and phrases contained in Minn. Stat. 324.01 and the rules promulgated pursuant to any of these acts, shall have the same meanings in this Chapter and Chapter 16.
- (2) *Cannabis Cultivation:* A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.
- (3) *Cannabis Retail Businesses:* A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, and lower-potency hemp edible retailers.
- (4) *Cannabis Retailer:* Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.
- (5) *Daycare:* A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.
- (6) *Lower-potency Hemp Edible:* As defined under Minn. Stat. 342.01 subd. 50.
- (7) *Office of Cannabis Management:* Minnesota Office of Cannabis Management, referred to as "OCM" in this article.
- (8) *Place of Public Accommodation:* A business, accommodation, refreshment, entertainment, recreation, or transportation facility of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages or accommodations are extended, offered, sold, or otherwise made available to the public.
- (9) *Preliminary License Approval:* OCM pre-approval for a cannabis business license for applicants who qualify under Minn. Stat. 342.17.
- (10) *Public Place:* A public park or trail, public street or sidewalk; any enclosed, indoor area used by the general public, including, but not limited to, restaurants; bars; any other food or liquor establishment; hospitals; nursing homes; auditoriums; arenas;

gyms; meeting rooms; common areas of rental apartment buildings, and other places of public accommodation.

- (11) Residential Treatment Facility: As defined under Minn. Stat. 245.462 subd. 23.
- (12) Retail Registration: An approved registration issued by the City of Long Prairie to a state licensed cannabis retail business.
- (13) School: A public school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.
- (14) State License: An approved license issued by the State of Minnesota's Office of Cannabis Management to a cannabis retail business.

13.705. Consent to Registering of Cannabis Businesses.

- (1) No individual or entity may operate a state-licensed cannabis retail business within the City of Long Prairie without first registering with the City of Long Prairie.
- (2) Any state-licensed cannabis retail business that sells to a customer or patient without valid retail registration shall incur a civil penalty of \$2,000 for each violation.
- (3) Notwithstanding the foregoing provisions, the state shall not issue a license to any cannabis business to operate in Indian country, as defined in United States Code, title 18, section 1151, of a Minnesota Tribal government without the consent of the Tribal government.

13.706. Zoning Checks Prior to Retail Registration.

- (1) Prior to issuance of a cannabis retail business registration, the City of Long Prairie shall conduct a preliminary zoning review to ensure compliance with local ordinances.
- (2) Pursuant to Minn. Stat. 342, within 30 days of receiving a copy of a state license application from OCM, the City of Long Prairie shall certify on a form provided by OCM whether a proposed cannabis retail business complies with local zoning ordinances and, if applicable, whether the proposed business complies with the state fire code and building code.

13.707. Registration & Application Procedure.

- (1) Fees.
 - a. The City of Long Prairie shall charge an application/registration fee to be set by Resolution of the City Council from time to time.

- b. A registration fee, as established in the City of Long Prairie's fee schedule, shall be charged to applicants depending on the type of retail business license applied for.
- c. An initial retail registration fee shall not exceed \$500 or half the amount of an initial state license fee under Minn. Stat. 342.11, whichever is less. The initial registration fee shall include the initial registration fee and the first annual renewal fee.
- d. Any renewal retail registration fee imposed by the City of Long Prairie shall be charged at the time of the second renewal and each subsequent renewal thereafter.
- e. A renewal retail registration fee shall not exceed \$1,000 or half the amount of a renewal state license fee under Minn. Stat. 342.11, whichever is less.
- f. A medical combination business operating an adult-use retail location may only be charged a single registration fee, not to exceed the lesser of a single retail registration fee, defined under this section, of the adult-use retail business

(2) Application Submittal.

- a. The City of Long Prairie shall issue a retail registration to a state-licensed cannabis retail business that adheres to the requirements of Minn. Stat. 342.22.
- b. An applicant for a retail registration shall fill out an application form, as provided by the City of Long Prairie. Said form shall include, but is not limited to:
 - (i) Full name of the property owner and applicant;
 - (ii) Address, email address, and telephone number of the applicant;
 - (iii) The address and parcel ID for the property which the retail registration is sought;
 - (iv) Certification that the applicant complies with the requirements of local ordinances established pursuant to Minn. Stat. 342.13.
- c. The applicant shall include with the form:
 - (i) the registration fee as required in 13.707(1);
 - (ii) a copy of a valid state license or written notice of OCM license approval.

- d. Once an application is complete, the City of Long Prairie shall inform the applicant as such, process the application fees, and forward the application to OCM for approval or denial.
- e. The application fee shall be non-refundable once processed.

(3) Application Approval.

- a. A state-licensed cannabis retail business application shall not be approved if the cannabis retail business would exceed the maximum number of registered cannabis retail businesses permitted under Section 2.6.
- b. A state-licensed cannabis retail business application shall not be approved or renewed if the applicant is unable to meet the requirements of this ordinance.
- c. A state-licensed cannabis retail business application that meets the requirements of this ordinance shall be approved.

(4) Annual Compliance Checks.

- a. The City of Long Prairie shall complete at minimum one compliance check per calendar year of every cannabis business to assess if the business meets age verification requirements, as required under Minn. Stat. 242.22 Subd. 4(b) and Minn. Stat. 342.24 and this article.
- b. The City of Long Prairie shall conduct at minimum one unannounced age verification compliance check at least once per calendar year.
- c. Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the local unit of government.
- d. Any failures under this section must be reported to the Office of Cannabis Management.

- (5) Location Change. A state-licensed cannabis retail business shall be required to submit a new application for registration under 13.707(2) if it seeks to move to a new location still within the legal boundaries of the City of Long Prairie.

13.708. Renewal of Registration.

- (1) The City of Long Prairie shall renew an annual registration of a state-licensed cannabis retail business at the same time OCM renews the cannabis retail business' license.
- (2) A state-licensed cannabis retail business shall apply to renew registration on a form established by the City of Long Prairie.
- (3) A cannabis retail registration issued under this ordinance shall not be transferred.
- (4) The City of Long Prairie may charge a renewal fee for the registration starting at the second renewal, as established in the City of Long Prairie' fee schedule.
- (5) The application for renewal of a retail registration shall include, but is not limited to items required under 13.707(2).

13.709. Suspension of Registration.

- (1) *When Suspension is Warranted.* The City of Long Prairie may suspend a cannabis retail business's registration if it violate the ordinance of the City of Long Prairie or poses an immediate threat to the health or safety of the public. The City of Long Prairie shall immediately notify the cannabis retail business in writing the grounds for the suspension.
- (2) *Notification to OCM.* The City of Long Prairie shall immediately notify the OCM in writing the grounds for the suspension. OCM will provide the City of Long Prairie and cannabis business retailer a response to the complaint within seven calendar days and perform any necessary inspections within 30 calendar days.
- (3) *Length of Suspension.*
 - a. The suspension of a cannabis retail business registration may be for up to 30 calendar days, unless OCM suspends the license for a longer period. The business may not make sales to customers if their registration is suspended
 - b. The City of Long Prairie may reinstate a registration if it determines that the violations have been resolved.
 - c. The City of Long Prairie shall reinstate a registration if OCM determines that the violation(s) have been resolved.
- (4) *Civil Penalties.* Subject to Minn. Stat. 342.22, subd. 5(e) the City of Long Prairie may impose a civil penalty, as specified in the City of Long Prairie's Fee Schedule, for registration violations, not to exceed \$2,000.

13.710. Limiting of Registrations.

- (1) If the County of Todd has one active cannabis retail businesses registration for every 12,500 residents, the City of Long Prairie shall not be required to register additional state licensed cannabis retail businesses.
- (2) In no event shall the City of Long Prairie have more than one cannabis retail business within the City of Long Prairie's boundaries.
- (3) Completed applications for registration shall be processed in the order in which the completed application is received.

13.711. – Temporary Cannabis Events.

- (1) License Required. A license or permit is required to be issued and approved by the City of Long Prairie prior to holding a Temporary Cannabis Event
- (2) Registration & Application Procedure. A registration fee, as established in the City of Long Prairie's fee schedule, shall be charged to applicants for Temporary Cannabis Events.
- (3) Application Submittal & Review. The City of Long Prairie shall require an application for Temporary Cannabis Events.
 - a. An applicant for a retail registration shall fill out an application form, as provided by the City of Long Prairie. Said form shall include, but is not limited to:
 - (i) Full name of the property owner and applicant;
 - (ii) Address, email address, and telephone number of the applicant.
 - b. The applicant shall include with the form:
 - (i) the application fee as required in 13.711(2);
 - (ii) a copy of the OCM cannabis event license application, submitted pursuant to 342.39 subd. 2.
 - c. The application shall be submitted to the City of Long Prairie, or other designee for review. If the designee determines that a submitted application is incomplete, they shall return the application to the applicant with the notice of deficiencies.
 - d. Once an application is considered complete, the designee shall inform the applicant as such, process the application fees, and forward the application to the (insert staff/department, or elected body that will approve or deny the request) for approval or denial.

- e. The application fee shall be non-refundable once processed.
- f. The application for a license for a Temporary Cannabis Event shall meet the standards set forth by the City, from time to time by resolution, for insurance, physical footprint of the event, traffic, and security.
- g. A request for a Temporary Cannabis Event that meets the requirements of this Section shall be approved.
- h. A request for a Temporary Cannabis Event that does not meet the requirements of this Section shall be denied. The City of Long Prairie shall notify the applicant of the standards not met and basis for denial.
- i. Temporary cannabis events shall only be held on private property.
- j. Temporary cannabis events shall only be held between the hours of 12:00 p.m. and 6:00 p.m.

13.712. Lower-Potency Hemp Edibles.

(1) *Sale of Low-Potency Hemp Edibles.* The sale of Low-Potency Edibles is permitted, subject to the conditions within this Section.

(2) *Additional Standards.*

- a. *Sale Within Liquor Store.* The sale of Low-Potency Edibles is permitted in a Liquor Store.
- b. *Age Requirements.* The sale of Low-Potency Edibles is permitted only in places that admit persons 21 years of age or older.
- c. *Beverages.* The sale of Low-Potency Hemp Beverages is permitted in places that meet requirements of this Section.
- d. *Storage of Product.* Low-Potency Edibles shall be sold behind a counter and stored in a locked case.
- e. Lower-potency hemp edibles, or hemp-derived consumer products may be sold during the same hours that Liquor Stores are permitted to sell alcohol.

13.713. Use in Public Places. No person shall use cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products in a public place or a place of public accommodation unless the premises is an establishment or an event licensed to permit on-site consumption of adult-use.

13.714. Hours of Operation. Cannabis businesses are limited to retail sale of cannabis, cannabis flower, or cannabis products, between the hours of 8:00 a.m. and 10:00 p.m., Monday through Saturday and between the hours of 11:00 a.m. and 6:00 p.m. on Sundays.

13.715. Signs. Cannabis businesses are permitted to erect signs on the exterior of the building or property of the business, as permitted by the City Code, provided the proper sign permit is obtained.

Section 2. AMENDMENT OF MUNICIPAL CODE, CHAPTER 16, PLANNING AND LAND USE CONTROL. Chapter 16 of the Long Prairie Municipal Code is hereby amended by adding the following underlined language (not including headings that are already underlined for formatting purposes). Those sections of Chapter 16 not referenced herein will remain unchanged.

16.304. District Regulations. The regulations of this article within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure of land and particularly except as hereinafter provided:

- (1) No structure which has been destroyed by any means to an extent of more than 50% of its assessed value at the time of construction shall be reconstructed except as in conformity with the regulations of the district within which it is located.
- (2) No part of a yard, or other open space, or off street parking required about or in connection with any building for the purpose of complying with this article shall be included as part of a yard, open space, or off-street parking, or landing space similarly required for any other building.
- (3) No yard or lot existing at the time of passage of this article shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this article shall meet at least the minimum requirement established by this article.
- (4) The Lot Area, Lot Width, And Yard Requirements in each district refer to the minimum sizes and setbacks for that district. Where a setback is defined from one property use to another property use, the setback shall be measured as the horizontal distance between the closest property lines of the two property uses.

AGRICULTURAL DISTRICT (A-O)

16.310. Purpose. The Agricultural District (A-O) is intended to provide a general agricultural district of low density that shall act as a transition between

kinds and intensity of residential and non-residential use as well as to provide a district wherein land may be preserved as agricultural in lieu of the installation of community facilities.

16.311. Permitted Uses.

- (1) All uses commonly classed as agricultural with no restrictions as to operation of such vehicles or machinery as are incidental to such uses.
- (2) Greenhouses.
- (3) Public and private parks.
- (4) Agricultural Fair.

16.312. Conditional use/interim uses (Require A Conditional use/interim use Permit).

- (1) One-family detached dwellings which are nonagricultural in nature or purpose.
- (2) Hospitals.
- (3) Schools.
- (4) Home occupation.
- (5) Cannabis businesses licensed or endorsed for cultivation.

16.313. Lot Area, Lot Width, And Yard Requirements.

- (1) Minimum Requirements:

- | | |
|---------------|----------------------------------|
| a. Lot size | 2 ½ Acres |
| b. Lot Width | 150 feet |
| c. Lot Depth | 150 feet |
| d. Front yard | 50 feet from public right-of-way |
| e. Side yard | 25 feet |
| f. Rear yard | 50 feet |

g. No cannabis business may operate within 1,000 feet of a school or another cannabis retail business or 500 feet of a day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing this section shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school, day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field moves within the minimum buffer zone.

- (2) There shall be no lot size, lot width, rear yard, or side yard requirements for agricultural buildings.
- (3) Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each lot. No accessory buildings shall project beyond the front yard line of each road.
- (4) Height Requirements:
 - a. Two and one-half (2 ½) stories or thirty-five (35) feet.
 - b. There shall be no height requirements for agricultural buildings.

HIGHWAY COMMERCIAL DISTRICT (C-2)

16.350. Purpose. The Highway Commercial District (C-2) is intended to provide a district to promote the development of uses which require large concentrations of automobile traffic.

16.351. Permitted Uses:

- (1) Any use permitted in the C-1 District.
- (2) Amusement and recreation establishments such as commercial bowling alleys and skating rinks.
- (3) Catering establishment.
- (4) Electrical and household appliance stores, including radio, television sales and services.
- (5) Automobile service stations.
- (6) Automotive car wash establishments.
- (7) Motels.
- (8) Travel trailers, marine, motor homes, and other recreational sales and service.
- (9) Carpet sales.
- (10) Sporting and camping goods stores.
- (11) Implement sales and service.

- (12) Mortuaries.
- (13) Auto Sales.
- (14) Nursery or green house.
- (15) Truck stops and convenience stores.
- (16) Low-Potency Edibles businesses.

16.352. Conditional use/interim uses (Require A Conditional use/interim use Permit).

- (1) Conditional use/interim uses as permitted in the C-1 Commercial District.
- (2) Wholesale or warehousing, if contained within an enclosed building.
- (3) Auto repair shop; blacksmith shop.
- (4) Construction equipment and truck storage.
- (5) Transportation vehicle storage garages.
- (6) Drive-in theater.
- (7) Cannabis businesses licensed or endorsed for cannabis retail.

16.353. Accessory Uses.

- (1) Any accessory use permitted in the C-1 District.
- (2) Uses incidental to the principal uses are allowed.

16.354. Lot Area, Width, And Yard Requirements.

- (1) Minimum Requirements:
 - (a) Lot area 15,000 sq. ft.
 - (b) Lot Width 100 ft.
 - (c) Front Yard 30 ft.
 - (d) Rear Yard 3 0 ft.
 - (e) Side Yard 10 ft.
 - (f) No cannabis business may operate within 1,000 feet of a school or another cannabis retail business or 500 feet of a day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this section shall

prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school, day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field moves within the minimum buffer zone.

- (2) Height:
 - (a) Three stories or 40 feet.
- (3) Wherever a lot abuts a street or road such lot shall have a front yard setback on each road or highway side of such lot.
- (4) Primary structures constructed on lots smaller than specified in 16.354 (1) will require a variance.

LIGHT INDUSTRIAL DISTRICT (I-1)

16.360. Purpose. The Light Industrial District (I-1) is intended to provide a district of light industrial activity and intensity that will be compatible with the surrounding residential and commercial districts.

(No prior Ordinance)

16.361. Permitted Uses.

- (1) Metal fabrication.
- (2) Machine shops.
- (3) Warehousing and wholesale operations.
- (4) Truck and freight terminals.
- (5) Truck sales.
- (6) Auto repairs.
- (7) Farm and various equipment sales.
- (8) Tire shop; plumbing supply shop.
- (9) Wholesale or distributor, storage and distribution of supplies, equipment, and goods not including bulk petroleum, gasoline, or explosives or other flammable materials in above ground tanks.
- (10) Electronics assembly and testing.

16.362. Conditional use/interim uses (Require a Conditional use/interim use Permit).

- (1) Conditional use/interim uses as permitted in the Highway Commercial District (C-2).
- (2) Cement product manufacturing and production of ready-mix cement.
- (3) Commercial stock yard and auction market.
- (4) Meat processing.
- (5) Slaughter of animals.
- (6) Sexually oriented businesses.
- (7) Cannabis businesses licensed or endorsed for cannabis manufacturer.
- (8) Businesses licensed or endorsed for low-potency hemp edible manufacturer.
- (9) Cannabis businesses licensed or endorsed for wholesale.
- (10) Cannabis businesses licensed or endorsed for transportation.
- (11) Cannabis businesses licensed or endorsed for delivery.

16.363. Lot Area, Width, And Yard Requirements.

- (1) Minimum Requirements:

- a. Lot Area 30,000 sq. ft.
- b. Lot Width 150 ft.
- c. Front Yard 50 ft.
- d. Rear Yard 40 ft.
- e. Rear Yard Adjacent to Residential District 75 ft.
- f. Side Yard 25 ft.

g. No cannabis business may operate within 1,000 feet of a school or another cannabis retail business or 500 feet of a day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this section shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school, day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field moves within the minimum buffer zone.

- (2) Building Coverage:
 - a. The maximum coverage of a lot by a building shall not exceed fifty (50) per cent.
- (3) Height Requirement:
 - a. The maximum height of any building shall not exceed three stories or forty (40) feet.

GENERAL INDUSTRIAL DISTRICT (I-2)

16.370. Purpose. The General Industrial District (I-2) is intended to provide a district that will allow compact, highway-oriented industry at standards that will be compatible with surrounding and abutting districts.

16.371. Permitted Uses.

- (1) Any use permitted in the I-1 district.
- (2) Alcohol manufacturing and bottling establishments.
- (3) Glass manufacture.
- (4) Lumber yards.
- (5) Printing Plants.
- (6) Food processing.
- (7) Governmental training facility.

16.372. Conditional use/interim uses (Require a Conditional use/interim use Permit).

- (1) Any conditional use/interim uses permitted in the I-1 district.
- (2) Other industrial uses determined by the planning commission to be of the same general character as the principal uses previously listed and found not to be detrimental to the general public health and welfare.
- (3) Cannabis businesses licensed or endorsed for cannabis manufacturer.
- (4) Businesses licensed or endorsed for low-potency hemp edible manufacturer.
- (5) Cannabis businesses licensed or endorsed for wholesale.

(6) Cannabis businesses licensed or endorsed for transportation.

(7) Cannabis businesses licensed or endorsed for delivery.

16.373. Accessory Uses.

(Reserved for future consideration)

16.374. Lot Area, Width and Yard Requirements.

(1) Minimum Requirements:

a. Lot Area 1 acre

b. Lot Width 150 ft.

c. Front Yard 25 ft.

d. Rear Yard 25 ft.

e. Rear Yard Adjacent to
Residential District 50 ft.

f. Side Yard 25 ft.

g. Side Yard Adjacent to
Residential District 50 ft.

h. No cannabis business may operate within 1,000 feet of a school or another cannabis retail business or 500 feet of a day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this section shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school, day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field moves within the minimum buffer zone.

(2) Building Coverage:

a. The maximum coverage shall not exceed fifty (50) percent.

(3) Height Requirements:

a. The maximum height of any building shall not exceed three stories or forty (40) feet.

HEAVY INDUSTRIAL DISTRICT (I-3)

16.380. Purpose. The Heavy Industrial District (I-3) is intended to provide an area where heavy, intensive land use uses may locate with minimal to adjacent land uses.

16.381. Permitted Uses.

- (1) Any use permitted in the I-1 and I-2 districts.
- (2) Dairy product processing.
- (3) Animal and poultry slaughter and processing.

16.382. Conditional use/interim uses (Require a Conditional use/interim use Permit).

- (1) Conditional use/interim uses permitted in the I-1 and I-2 districts.
- (2) Other industrial uses determined by the Planning Commission to be of the same general character as the principal uses previously listed and not detrimental to the general public health and welfare.
- (3) Ethanol processing plants.
- (4) Cannabis businesses licensed or endorsed for cannabis manufacturer.
- (5) Businesses licensed or endorsed for low-potency hemp edible manufacturer.
- (6) Cannabis businesses licensed or endorsed for wholesale.
- (7) Cannabis businesses licensed or endorsed for transportation.
- (8) Cannabis businesses licensed or endorsed for delivery.

16.383. Accessory Uses.

(Reserved for future consideration)

16.384. Lot Area, Width, And Yard Requirements.

- (1) Minimum Requirements:
 - a. Lot Area 5 acres
 - b. Lot Width 500 feet
 - c. Front Yard 100 feet
 - d. Rear Yard 75 feet
 - e. Rear Yard Adjacent to Residential Districts 100 feet
 - f. Side Yard 50 feet
 - g. Corner Lot Adjacent to Residential District 100 feet

h. No cannabis business may operate within 1,000 feet of a school or another cannabis retail business or 500 feet of a day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this section shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school, day care, residential treatment facility or an attraction within a public park that is regularly used by minors, including a playground or athletic field moves within the minimum buffer zone.

(2) Height Requirements:

- a. The maximum height of any building shall not exceed three stories or forty (40) feet.

(3) Building Coverage

- a. The maximum coverage of a lot by buildings shall not exceed fifty (50) percent.

Section 3. EFFECTIVE DATE. This ordinance shall take effect after publication and at 12:00 a.m., January 1, 2025.

Section 4. SUMMARY PUBLICATION. This Ordinance may be published by summary publication in accordance with Minnesota Statute 331A.01, Subdivision 10.

Passed by the City Council of the City of Long Prairie this 12th day of February, 2025.

APPROVED:

ATTEST:

James Kreemer, Mayor

Candace Bruder, City Administrator