
COVER MEMO AND STAFF REPORT FOR COUNTY BOARD MEETING

TO: Goodhue County Board of Commissioners
FROM: Megan Smith, Interim LUM Director/Planner/Zoning Administrator
MEETING DATE: December 3, 2024
REPORT DATE: November 26, 2024

AGENDA ITEM:

Proposed amendments to the Goodhue County Zoning Ordinance related to the regulation of cannabis related land uses within the unincorporated areas of Goodhue County. The proposed changes will impact the Article 10 Definitions, Article 11 Performance Standards, and Article 20 Table of Uses.

ATTACHMENTS:

Draft ordinance amendments proposed to the Goodhue County Zoning Ordinance for cannabis related Land Uses

PUBLIC HEARING

The County Board will hold a public hearing before the formal adoption of the Ordinance. A public hearing notice was published in the Kenyon Leader for two weeks and was posted on the Goodhue County website. The Planning Commission held a public hearing on November 18, 2024, and no one from the public addressed the Commission during the hearing.

BACKGROUND:

The Goodhue County Board approved a Cannabis Moratorium in July 2024 lasting until January 1, 2025. On October 15, 2024, the County Board adopted the Goodhue County Cannabis Ordinance. The next step is to adopt Zoning Ordinance amendments related to cannabis uses and businesses. The Ordinance has been prepared in compliance with Minnesota Statutes chapter 342 and with guidance from the Office of Cannabis Management.

SUMMARY OF CHANGES:

Article 10 Definitions:

- Add definitions for Cannabis Business, Cultivation, Delivery Service, Manufacturing, Processing, Extraction, Medical Combination Business, Mezzobusiness, Microbusiness, Retail, Testing Facility, Transporter, and Wholesaler.
- Add definition for Daycare
- Add definition for Lower-Potency Hemp Edible Manufacturer and Retailer.

Article 11 Performance Standards:

- Add clarification to Section 12 Home Businesses that cannabis businesses are not considered Home Businesses.
- Add Section 36 Cannabis Business Use Regulations.
 - Buffers come from the Goodhue County Cannabis Ordinance and are the maximum buffers allowed by statute.
 - Additional standards modeled after Office of Cannabis Management Draft Rules

Article 20 Table of uses for A1, A2, A3 R1, and CS:

- Add Cannabis Cultivator and Medical Cannabis Cultivator to A-1, A-2, and A-3 Districts

Article 20: Table of Uses for Business & Industrial Districts

- Add all cannabis license types from the Office of Cannabis Management to Business and Industrial Districts as permitted or conditional/interim uses

PLANNING COMMISSION RECOMMENDATION:

At their November 18, 2024, meeting, the Planning Advisory Commission recommended the adoption of the staff report into the record and recommend the County Board of Commissioners **APPROVE** the amendments to Articles 10 (Definitions), 11 (Performance Standards), and 20 (Table of Uses) to add definitions and performance standards for cannabis businesses and to add cannabis license types to the Table of Uses.

STAFF RECOMMENDATION:

Land Use Management staff recommends the Planning Advisory Commission adopt the staff report into the record and recommend the County Board of Commissioners **APPROVE** the amendments to Articles 10 (Definitions), 11 (Performance Standards), and 20 (Table of Uses) to add definitions and performance standards for cannabis businesses and to add cannabis license types to the Table of Uses.

ORDINANCE EFFECTIVE DATE:

The ordinance will be effective after it's adopted, and published, in summary, in the Kenyon Leader.

BUILDABLE AREA. The contiguous area of a parcel that is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings, and driveways while maintaining adequate setbacks. Floodway, areas below Ordinary High Water Level and Public or Private Rights-of-Way shall not be included in calculating the Buildable Area of a parcel.

BUILDING. Any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of any person, animal, chattel, or property of any kind.

BUILDING, PRINCIPAL. A building or structure in which is conducted the main or principal use of the lot on which said building or structure is situated.

BUILDING HEIGHT. The vertical distance measured from the ground level adjoining the building to the highest point of the roof surface if a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge of a gable, hip, and gambrel roofs.

BUILDING LINE. The front line of the building or the legally established line which determines the location of the building with respect to the street line or the ordinary high water level.

BWSR. The Board of Water and Soil Resources.

C-BED PROJECT. See Article 18 (WECS)

CAMPGROUND. An area accessible by vehicle and containing campsites or camping spurs for tents, trailers and RV camping.

CANNABIS BUSINESS. In accordance with MN Statutes Section 342.01 Subdivision 14, “cannabis businesses” means any of the following licenses by the State of Minnesota:

- A. Cannabis Microbusiness
- B. Cannabis Mezzobusiness
- C. Cannabis Cultivator
- D. Cannabis Manufacturer
- E. Cannabis Retailer
- F. Cannabis Wholesaler
- G. Cannabis Transporter
- H. Cannabis Testing Facility
- I. Cannabis Delivery Service
- J. Medical Cannabis Combination Business

CANNABIS CULTIVATION. Includes license types: cannabis cultivator, cannabis mezzobusiness, cannabis microbusiness, and medical cannabis combination business, means in accordance with MN Statute 342.01 Subdivision 27, any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts.

CANNABIS DELIVERY SERVICE. A MN Cannabis License type issued pursuant to MN Statutes Section 342.41 which entitles the license holder 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 customers.

CANNABIS MANUFACTURING, PROCESSING, EXTRACTION. Includes MN Cannabis License types: cannabis manufacturer, cannabis mezzobusiness, cannabis microbusiness, medical cannabis combination business and means a

business or activity that turns raw, dried cannabis and cannabis parts into other types of cannabis products such as but not limited to edibles or topicals.

CANNABIS MEDICAL COMBINATION BUSINESS. A MN Cannabis License type issued pursuant to MN Statutes Section 342.515 which permits the cultivation and manufacturing of cannabis and hemp products, and packaging such products for sale to customers, patients, or another licensed cannabis business. Medical cannabis combination businesses may operate up to one retail location in each congressional district.

CANNABIS MEZZOBUSINESS. A MN Cannabis License type issued pursuant to MN Statutes Section 342.29 which permits cultivation of cannabis, manufacturing of cannabis and hemp products, and packaging of such products for sale to customers or another licensed cannabis business and which may operate up to three retail locations.

CANNABIS MICROBUSINESS. A MN Cannabis License type issued pursuant to MN Statutes Section 342.28 which permits cultivation of cannabis, manufacturing of cannabis products and hemp products, and packaging such products for sale to customers or another licensed cannabis business and which may operate a single retail location.

CANNABIS RETAIL. A MN Cannabis License type issued pursuant to MN Statutes Section 342.32 and which includes the following types of cannabis businesses: cannabis retailer, cannabis mezzobusiness, cannabis microbusiness, and medical cannabis combination. This license type allows these businesses to sell cannabis and cannabis products directly to consumers.

CANNABIS TESTING FACILITY. A MN Cannabis License type issued pursuant to MN Statutes Section 342.37. A cannabis testing facility license entitles the license holder 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 mezzobusinesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-potency hemp edible manufacturers, medical cannabis combination businesses, and industrial hemp growers.

CANNABIS TRANSPORTER. A MN Cannabis License type issued pursuant to MN Statutes Section 342.35. A cannabis transporter license entitles the license holder 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 cannabis microbusinesses, cannabis mezzobusinesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-potency hemp edible manufacturers, and industrial hemp growers to cannabis microbusinesses, cannabis mezzobusinesses, cannabis manufacturers, cannabis testing facilities, cannabis wholesalers, cannabis retailers, lower-potency hemp edible retailers, and medical cannabis combination businesses and perform other actions approved by the Office of Cannabis Management.

CANNABIS WHOLESALER. This license type allows a business to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail operations.

CARPORT. A structure permanently attached to a dwelling having a roof supported by columns, but not otherwise enclosed.

CO-LOCATION. See Article 17 (WCF)

COMMERCIAL USE. The principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

COMMISSIONER. The Commissioner of the Department of Natural Resources.

COMMUNITY BUILDING. Any structure intended for use as educational, recreational, social, service or governmental purposes by the general public.

COMPREHENSIVE PLAN. Means the adopted Goodhue County Comprehensive Plan.

CONDITIONAL USE PERMIT (CUP). A specific type of land use listed in the official control that may be allowed but only after an in-depth review procedure and with appropriate conditions or restrictions as provided in the official controls.

CONTRACTORS YARD. A site used for storage, maintenance, and staging of vehicles, equipment, and materials related to contracting work in any of the building trades, landscaping, road building, sewer installation, transport and hauling, or similar professions in which work is principally conducted off-site.

COUNTY BOARD. Includes the County Commissioners, the Board of County Commissioners, or any other word or words meaning the Goodhue County Board of Commissioners.

CROPLAND. Land which could be used primarily for the production of adapted, cultivated, close-growing crops and trees for harvest, as determined by Appendix "A" of this Ordinance.

CULTIVATION FARMING. Farming practices that disturb root or soil structure or that impair the viability of perennial vegetation due to cutting or harvesting near the soil surface.

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.

DB (A), A-WEIGHTED SOUND LEVEL. See Article 18 (WECS)

DECIBEL. See Article 18 (WECS)

DECK. A horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three (3) feet above ground.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling.

DEWATERING. See Article 14 (Mineral Extraction)

DISTILLED SPIRITS. See Article 11 (Farm Wineries)

DRAINAGE AUTHORITY. Has the meaning provided in Minn. Stat. §103E.005, subd. 9.

DUPLEX, TRIPLEX, AND QUAD. A dwelling structure on a single lot, having two, three, and four units, respectively, being attached by common walls and each unit equipped with separate sleeping, cooking, eating, living, and sanitation facilities.

DUST. See Article 14 (Mineral Extraction)

LOT, CORNER. A lot located at the intersection of two streets, having two adjacent sides abutting streets; the interior angles of the intersection does not exceed one hundred thirty-five (135) degrees.

LOT AREA. The area of a lot on a horizontal plane bounded by the lot lines.

LOT COVERAGE. The part or percentage of the lot occupied by buildings or structures, including accessory buildings or structures.

LOT FRONTAGE. The lot line separating the lot from the road right-of-way.

LOT DEPTH. The perpendicular distance between the front and rear lot lines, measured along the median between the side lot lines.

LOT WIDTH. The horizontal distance between the side lot lines, measured at the two points where the building line, or setback, intersects the side lot lines.

LOT LINES. The lines bounding a lot as defined in this Ordinance.

LOWER-POTENCY HEMP EDIBLE MANUFACTURER. MN Cannabis License type issued pursuant to MN Statutes Section 342.45. A Lower-Potency Hemp Edible Manufacturer license entitles the license holder 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. MN Cannabis License type issued pursuant to MN Statutes Section 342.46. A Lower Potency Hemp Edible Retailer license entitles the license holder 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 State Office of Cannabis Management.

LOWEST FLOOR. See Article 32 (Floodplain District)

MANUFACTURED HOME. See Article 32 (Floodplain District)

MANUFACTURED HOUSING. A manufactured building or portion of a building designed for long-term residential use.

MAXIMUM DENSITY. A density standard establishing the maximum number of dwellings allowed in a Section, ¼ ¼ Section, District, or Subdivision. In order to maintain a balance of compatible uses, when the maximum density has been reached, the only opportunity to increase the density is through a change of zone process that would allow additional housing. Reestablished abandoned homestead sites are not included in the density count until they have been approved and permitted.

MIGRATORY LABOR CAMP. Temporary facilities provided by the employer on his own land for the housing of workers who for seasonal purposes are employed in the planting, harvesting, or processing of crops.

MINERAL EXTRACTION, ACCESSORY USE. See Article 14 (Mineral Extraction)

- A. Specific conservation management and/or structural practices to be implemented to bring the parcel of land in question to "T" or to control/correct the accelerated erosion or sedimentation.
- B. The deadline date when the practices will be completed.
- C. If the land occupier is unwilling or unable to develop a plan within thirty (30) days, the Soil and Water Conservation District representative will notify the Zoning Administrator of the situation and an evaluation of what practices will be required to bring the land into compliance with the Ordinance.

Subd. 6. Violation and Penalty. Refusal to comply with request for compliance with this Section shall be subject to penalty under Article 7 of this Ordinance.

SECTION 12. HOME BUSINESSES

The purpose of this section is to provide citizens residing in the unincorporated areas of Goodhue County opportunities for the use or adaptive re-use of residential, accessory, and farm structures to engage in economic activities that are not detrimental or injurious to the public health and safety or character of the surrounding area. The following provisions are only intended to serve as an “incubator” for rural entrepreneurship. Home Business ventures seeking to expand beyond the scale of “subordinate and incidental” to a principal residential use shall rezone the property to an appropriate zoning district or relocate to an appropriate zoning district. **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.**

Subd. 1. **TIER 1 HOME BUSINESS.** The following standards shall apply to all Tier 1 Home Businesses:

- A. No more than one (1) non-resident employee shall be employed in conjunction with a permitted Tier 1 home business.
- B. The home business shall be incidental and subordinate to the use of the premises for farming or residential purposes.
- C. The home business shall be conducted entirely within a single-family dwelling (including any attached garage) and shall not occupy more than an area equal to 25% of the gross floor area of the dwelling. Tier 1 Home Businesses shall not be conducted in an accessory building.
- D. No traffic shall be generated by the home business beyond that which is reasonable and normal for the area in which it is located.
- E. No equipment or process shall be used in such home business which creates noise, vibration, glare, fumes, odors, or electrical interference detectable off the premises.
- F. Exterior display or storage of goods, equipment or other materials associated with the home business is prohibited.
- G. Adequate off-street parking shall be provided in accordance with the requirements of Article 11, Section 16.
- H. The parcel shall meet or exceed the minimum size standards for the applicable zone.

- D. Transfer Facilities shall comply with the Goodhue County Waste Management Ordinance, Minnesota Pollution Control Agency requirements, state, and federal laws. Documents required for submittal under the Goodhue County Waste Management Ordinance for Transfer Facilities shall be submitted to the Zoning Administrator with the conditional use permit application. A copy of the MPCA permit (if required) shall be submitted to the Zoning Administrator prior to opening.
- E. The owner or operator shall submit information regarding the surrounding property uses, any potential environmental hazards, sanitary facilities and waste disposal, and lighting.
- F. Exterior storage, loading, and unloading areas shall comply with setback requirements of the underlying zoning district and be adequately screened from view from all public roadways and adjacent residential uses except those uses on the same parcel as the Transfer Facility.
- G. Outdoor storage and parking areas shall have durable, all-weather, impervious surfacing.
- H. The site shall be fenced on all sides to prevent unlawful dumping and entrance.
- I. At each entrance to the facility, the owner or operator shall install and maintain a sign that lists the wastes that are or are not accepted at the facility, its hours of operation, a number to call for assistance with disposal of items that are not accepted at the facility, the MPCA assigned permit number, name of the facility, and prices for use of the facility.
- J. The owner or operator shall be responsible for ensuring the public access road that the facility is located on is not blocked or made impassable by hauled materials and that ditches are free of materials. The owner or operator shall be responsible for dust control on aggregate surfaced roads if requested by the road authority.
- K. All materials shall be confined to the designated processing and storage areas. The property shall be maintained so as to prevent wind dispersion of materials. The facility grounds and immediately adjacent property shall be free of litter stemming from facility operations.
- L. Mixed municipal solid waste, industrial waste, hazardous waste, and liquid waste shall not be accepted on-site, including oil.
- M. Transfer Facilities shall not be located within a floodplain, shoreland, wetland, sinkhole, bluffland, within active mineral extraction facilities, or wild and scenic river district.

Section 36. Cannabis Business Use Regulations

Subd. 1. Cannabis businesses buffer requirements:

- A. No cannabis business shall be located within 1,000 feet of a school.
- B. No cannabis business shall be located within 500 feet of a daycare.
- C. No cannabis business shall be located within 500 feet of a residential treatment facility.
- D. No cannabis business shall be located within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.

Subd. 2. All cannabis businesses shall comply with the following standards unless waived by the County Zoning Administrator due to the type of business applied for.

- A. An environmental management plan, including a water and sewer management plan to address the use of water and the treatment of waste on-site, and a stormwater and

drainage plan shall be submitted to address the impact of the facility on the environment.

- B. A waste management plan shall be submitted to address the storage, handling, use, and disposal of hazardous and non-hazardous materials.
 - 1. The allowable method to render cannabis plant waste unusable is by grinding and incorporating the cannabis plant waste with non-consumable solid waste or other ground materials so the resulting mixture is at least 50% non-cannabis waste by volume. Other methods to render cannabis waste unusable must be approved by the Office of Cannabis Management before implementation.
 - C. An odor mitigation plan shall be submitted for approval.
 - D. Buildings and parking areas shall be buffered from adjacent residential uses with landscaping, fencing, or other acceptable methods of screening.
 - E. A security plan shall be submitted for the building(s) and any outdoor grow areas.
 - F. All lighting associated with the operation shall be downcast, shielded, and/or screened to keep light from emanating off-site or into the sky.
 - G. Those cultivations using artificial light for mixed-light cultivations shall shield greenhouses so that minimal light escapes. Light shall not escape at a level that is visible from neighboring residential properties between sunset and sunrise.
- Subd. 3. Cannabis cultivation associated with an OCM licensed mezzobusiness or microbusiness is permissible in the A-1, A-2, and A-3 Districts.

GOODHUE COUNTY ZONING ORDINANCE

Table of Uses

Use	A-1	A-2	A-3	R-1	CS
Residential					
Single-Family Dwelling	P	P	P	P	P
Two, Three, Or Four Family Dwellings	NP	NP	NP	P	NP
Accessory Dwelling Unit (ADU) (Art. 11 § 31)	P	P	P	P	P
Residential Accessory Buildings ≥ 7,200ft ² (Art. 11 § 6)	C/I	C/I	C/I	NP	C/I
Mobile Home Park (Art. 16)	NP	NP	NP	C/I	NP
Agricultural					
Feedlots (Art.13)					
New Feedlot (Art.13)	P	P	NP	NP	NP
New Feedlot outside of Farmyard (Art.13)	C/I	C/I	NP	NP	NP
Feedlot expansion up to ≤ 100 Animal Units (Art.13)	P	P	P	NP	NP
Feedlot expansion to ≥ 300 Animal Units (Art.13)	P	C/I	NP	NP	NP
Feedlot expansion to ≥ 500 Animal Units (Art.13)	C/I	C/I	NP	NP	NP
Animal waste storage structure ≥ 500,000 gallons (lagoon system, earthen basin, or associated structure [pit]) (Art.13)	C/I	C/I	C/I	NP	NP
Agricultural Operations (including tree farms) (Art.11 § 24)	P	P	P	NP	P
Farm Market/On-farm market/Roadside Stand < 2400ft ² (Art. 11 § 29)	P	P	P	NP	NP
Farm Market/On-farm market/Roadside Stand > 2400ft ² (Art. 11 § 29)	C/I	C/I	C/I	NP	NP
Plant Nurseries & Sales	P	P	P	NP	NP
Farm Wineries < 10,000ft ² (Art. 11 § 27)	P	P	P	NP	NP
Farm Wineries > 10,000ft ² (Art. 11 § 27)	C/I	C/I	C/I	NP	NP
Temporary/Seasonal Off-Site Roadside Produce Stands	C/I	C/I	NP	NP	C/I
Cannabis Cultivator	P	P	P	NP	NP
Medical Cannabis Cultivator	P	P	P	NP	NP
1 Animal Unit per acre on a minimum 1-acre parcel				I	
Agricultural Tourism Accessory Uses (Art. 11 § 28) (including, but not limited to, barn dances, corn mazes, gift shops, petting farms, sleigh/hay rides, vineyard harvest festivals)	P	P	P	NP	NP
Commercial					
Home Businesses - Tier 1 (Art.11 § 12)	P	P	P	P	P
Home Businesses - Tier 2 (Art.11 § 12)	P	P	P	I	I
Home Businesses - Tier 3 (Art.11 § 12)	I	I	I	NP	NP
Commercial Kennel/Raising of fur-bearing animals (Art.11 § 26)	C/I	C/I	C/I ^{bc}	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/I ^{bc}	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/I ^{bc}	C/I	NP
Bed and Breakfast Inn (Art.11 § 13)	C/I	C/I	C/I ^{bc}	C/I	NP
Rural Tourism Facilities	C/I	C/I	C/I	NP	NP
Contractors Yard (Art.11 § 33)	C/I	C/I	C/I	NP	NP
Veterinary Clinic	C/I	C/I	NP	NP	NP
Industrial					
Mining, Quarrying, Excavating/Filling (Art.14)	P	P	NP	NP	NP
Junk/Salvage Reclamation Yard (Art.11 § 10)	C/I	C/I	NP	NP	NP

a. Accessory buildings > 500ft² shall be ≥ 100ft from any lot line and ≥ 200ft from the nearest dwelling (Art.23 § 3 subd. 1)

b. Any mining, excavating, or filling of land for these uses shall be by conditional use (Art.23 § 3 subd. 10)

c. Accessory structures and uses customarily incidental to this use shall be by conditional use (Art.23 § 3 subd. 11)

KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT

GOODHUE COUNTY ZONING ORDINANCE
Business and Industrial Districts Table of Uses

Use	B	I
Retail		
Retail stores under 40,000 square feet	P	NP
Automotive service station	P	NP
Retail stores over 40,000 square feet	C/I	NP
Automobile sales, car wash, trailer sales or service, auto repair garage, or automobile rental	P	NP
Motor fuel station	C/I	NP
Agricultural equipment sales or service	P	NP
Truck sales or service, truck wash or truck repair garage	P	NP
Building supply sales	P	NP
Boat sales or repair	P	NP
Landscape nursery or commercial greenhouse	P	NP
Shopping center	C/I	NP
Cannabis Retailer	P	NP
Services		
Funeral Home	P	NP
Beauty shop or barber shop	P	NP
Bank or savings and loan institution	P	NP
Professional offices	P	NP
Drive-in establishment including banks and restaurant	P	NP
Eating or drinking establishment	P	NP
Motel	P	NP
Bed & Breakfast Inn	C/I	NP
Entertainment/Recreational Establishments		
Theater, dance hall, bowling alley, pool or billiard hall	P	NP
Rural Tourism Facilities	C/I	NP
Public swimming pool, roller or ice rink	P	NP
Industrial		
Assembly of previously prepared materials which have been manufactured elsewhere	P	P
Building materials storage yards	NP	P
Contractor's establishment, storage yard, or equipment rental	NP	P
Grain elevator including storage and processing	NP	P
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GOODHUE COUNTY ZONING ORDINANCE
Business and Industrial Districts Table of Uses

Use	B	I
Wholesale establishment: warehousing, storage buildings, commercial laundries or dry cleaning plants	NP	P
Manufacture, compounding or treatment of materials	NP	P
Manufacturing process or treatment of products using light machinery; such as tool and die shops or metal fabricating plants	NP	P
Manufacturing of cement, lime, gypsum or plaster	NP	C/I
Distillation of bone, coal, tar petroleum, refuse, grain or wood	NP	C/I
Essential services building or storage yards	P	P
Explosives manufacture or storage	NP	C/I
Fertilizer manufacture, compost or storage	NP	C/I
Refining or recovery of products from animal refuse or offal	NP	C/I
Junkyard	NP	C/I
Livestock feeding yards, slaughtering of animals or stock yards	NP	C/I
Petroleum or asphalt refining or manufacturing	NP	C/I
Smelting or refining of metals from ores	NP	C/I
Steam board hammers or forging presses	NP	C/I
Storing, curing, or tanning of raw, green or salted hides or skins	NP	C/I
Institutional		
Church	C/I	C/I
Miscellaneous		
WECS (Non-Commercial Micro) (Art. 18)	P	P
WECS (Non-Commercial) (Art. 18)	C/I	P
WECS (Commercial) (Art. 18)	NP	C/I
WECS (Meteorological Tower) (Art. 18)	NP	P
SES (Utility Scale) (Art. 19)	C/I	C/I
SES (Commercial Scale) (Art. 19)	P	P
SES (Residential Scale) (Art. 19)	P	P
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I
Residence when included as part of the principal building occupied by owner or their employee	P	P
Self service storage facility	C/I	C/I
Solid waste transfer facility	C/I	C/I
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GOODHUE COUNTY ZONING ORDINANCE
Business and Industrial Districts Table of Uses

Use	B	I
Cannabis Microbusiness without Retail Component	C/I	C/I
Cannabis Microbusiness with Retail Component	C/I	NP
Cannabis Mezzobusiness without Retail Component	C/I	C/I
Cannabis Mezzobusiness with Retail Component	C/I	NP
Medical Cannabis Combination Business without Retail Component	C/I	C/I
Medical Cannabis Combination Business with Retail Component	C/I	NP
Cannabis Cultivator	P	P
Cannabis Manufacturer	NP	P
Cannabis Wholesaler	NP	P
Cannabis Transporter	P	P
Cannabis Testing Facility	P	P
Cannabis Delivery Service	P	P
Medical Cannabis Cultivator	P	P
Medical Cannabis Processor	P	P
Lower-Potency Hemp Edible Manufacturer	NP	P
Lower-Potency Hemp Retailer	P	NP
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