

Ordinance No. ____-24

Amending Chapter 36 of the St. Louis Park City Code related to cannabis legalization

The city council of the City of St. Louis Park does ordain:

Whereas, the State of Minnesota passed legislation to legalize the possession, use, manufacturing and sale of certain cannabis products, and

Whereas, municipalities have the ability to enact regulations related to zoning, local registration and enforcement of state regulations regarding cannabis sales, and

Whereas, municipalities may impose reasonable restrictions on the time, place and manner of land use activities, and

Whereas, the planning commission conducted a public hearing on November 6, 2024 on the ordinance, and

Whereas, the city council has considered the advice and recommendation of the planning commission (case no. 24-21-ZA),

Now, therefore be it resolved that the following amendments shall be made to Chapter 36 of the city code pertaining to zoning:

Section 1. Definitions. Section 36-4 of the St. Louis Park City Code is hereby amended to add the following underlined text.

Cannabis edible means any product that is intended to be eaten or consumed as a beverage by humans; contains a cannabinoid in combination with food ingredients; is not a drug; and is a type of product approved for sale by the state of Minnesota, or is substantially similar to a product approved by the state of Minnesota including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods. This does not include lower-potency hemp edibles.

Cannabis product means cannabis concentrate, a product infused with cannabinoids including but not limited to tetrahydrocannabinol extracted or derived from cannabis plants or cannabis flower, or any other product that contains cannabis concentrate. It includes all adult-use cannabis products, including but not limited to cannabis edibles and medical cannabinoid products. It does not include cannabis flower, artificially derived cannabinoid, lower-potency hemp edibles, hemp-derived consumer products, or hemp-derived topical products.

Hemp-derived consumer product means a product intended for human or animal consumption, does not contain cannabis flower or cannabis concentrate, and either contains or consists of hemp plant parts, or contains hemp concentrate or artificially derived cannabinoids in combination with other ingredients. It does not include artificially derived cannabinoids, lower-potency hemp edibles, hemp-derived topical products, hemp fiber products, or hemp grain.

Lower-potency hemp edible means any product that is intended to be eaten or consumed as a beverage by humans; contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients; is not a drug; is a type of product approved for sale by the office or is substantially similar to a product approved by the office, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods; and meets other criteria outlined in Minnesota Statute.

Section 2. Authorized home occupations. Section 36-83(b) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(12) The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, restaurant, firearm sales, currency exchange, payday loan agency, sexually oriented business, ~~or~~ high-impact sexually oriented business, cannabis retailers, lower-potency hemp edible retailers, or cannabis operations.

Section 3. Residential uses. Section 36-142(a) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(7) Live-work unit means a dwelling unit that includes space for the gainful employment of a resident of the dwelling unit and up to two workers who may not be residents of the dwelling unit. The floor area devoted to the business use may not exceed the floor area devoted to the residential use within the unit. Any space that will be used by walk-in customers of the business must be accessible from an exterior entrance that is not used to access other residential units. With the exception of the exterior entrance, the business cannot substantially alter the exterior of the property or substantially affect the character of the neighborhood or the health, safety and welfare of the residents. The business space must be designed to permit conversion to residential space with minimum work and no structural changes. Uses which are not allowed include but are not limited to the following: uses classified as industrial; appliance, small engine and bicycle repair; motor vehicle sales; motor vehicle service and repair; pawnshops; animal handling; bars; food service; restaurants; private entertainment; ~~and~~ sexually oriented businesses; and cannabis businesses.

Section 4. Commercial uses. Section 36-142(d) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(10) Cannabis operation means a facility where cannabis is grown, processed or manufactured into various products such as edibles, concentrates, wax, oils, and tinctures. This land use description would apply to cannabis businesses with the following licenses: cannabis microbusiness, cannabis mezzobusiness, cannabis cultivator, cannabis manufacturer, cannabis wholesaler, cannabis transporter, cannabis testing facility, cannabis event organizer, and cannabis delivery service. This term excludes cannabis retailer.

~~(21) (11) Marijuana dispensary~~ Cannabis retailer means a ~~dispensary location where patients or consumers can access cannabis in a legal and safe manner. Users get~~

~~assistance from experts (bud tenders) who find an optimal dosage and recommend the delivery method to achieve optimal results when using medical cannabis~~ retailer that can purchase immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, hemp-derived consumer products and other products allowed by the state of Minnesota from other cannabis businesses and sell or otherwise convey them to customers. This land use description would apply to cannabis businesses with the following licenses: cannabis retailer, cannabis microbusiness with a retail endorsement, cannabis mezzobusiness with a retail endorsement and medical cannabis combination business. This term excludes cannabis operation.

(22) Lower-potency hemp edible retailer means a retailer that sells lower-potency hemp edibles to consumers. This land use description would apply to cannabis businesses with a lower-potency hemp edible retailer license.

~~(36)~~ (39) *Restaurant* means an establishment whose principal business is the sale of food and beverages which are prepared and served in individual portions in a ready-to-consume state for consumption on site. This use is often found in conjunction with bars, hotels, and food service. It is preferably located on major thoroughfares with no access to residential streets. Characteristics include late hours of operation, refuse, high car and truck traffic generation, and cooking odors. Outdoor seating for restaurants is considered part of the principal use and does not require additional parking. A food service or deli is not considered to be a restaurant if seating is provided for ten or fewer persons. Restaurant uses are divided into the following subcategories:

a. *Restaurant, sit-down*: Sit-down eating establishments that may allow or require reservations. Patrons commonly wait to be seated, are served by wait staff, order from a menu, and pay after the meal. Lounge or bar facilities may be accessory uses. Sale of lower potency hemp edibles and cannabis edibles for consumption on-site, with the appropriate licenses or registrations, may be an accessory use.

b. *Restaurant, fast-food with or without drive-through window*: This restaurant type features large carry-out clientele, long hours of service, and high turnover rate for ~~eat-in~~ dine-in customers (around 30 minutes). There is no or limited table service, and customers typically order from a menu board and pay before receiving the meal. Sale of lower potency hemp edibles and cannabis edibles for consumption on-site, with the appropriate licenses or registrations, may be an accessory use.

~~(37)~~ (40) *Retail* means a facility where merchandise or equipment is displayed and rented or sold and where delivery of merchandise or equipment to the ultimate consumer is made. This use includes limited production, repair or processing as an accessory use. Hours of operation generally begin after the a.m. peak traffic period and extend to time ranges from 5:00 p.m. to 10:00 p.m.; although some convenience stores and grocery stores are open 24 hours per day. Characteristics generally include high parking demand and high off-peak traffic generation; generally prefers high visibility and access to major thoroughfares. This use includes but is not limited to camera shops,

clothing stores, department stores, grocery stores, discount stores, jewelry stores, delicatessens, retail bakeries, toy stores; but excludes restaurants, bars, pawn shops, motor vehicle sales, motor fuel stations, and large item retail, cannabis retailers and lower-potency hemp edible retailers.

Section 5. Industrial uses. Section 36-142(e) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(6) *Hemp processor* means a facility that converts raw hemp into a product for commercial purposes. Hemp plants or hemp plant parts are refined from their natural or original state after harvest by refinement such as, but not limited to, decortication, devitalization, extraction, crushing, or packaging.

~~(7)~~ (8) *Low impact manufacturing and processing* means a facility that engages in the production of a physical commodity or changing the form of a raw ingredient within a fully enclosed structure. Such uses do not result in noxious or offensive odors, sounds, vibrations, emissions, smoke or external nuisances upon adjacent properties. It may include administrative offices, warehousing and distribution. This use does not include outdoor storage or overnight outdoor storage of commercial vehicles. This use includes lower-potency hemp edible manufacturers. (Ord. No. 2414-12)

Section 6. Uses permitted with conditions. Section 36-193(c) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(28) Lower-potency hemp edible retailers. The conditions for lower-potency hemp edible retailers are that the use shall be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 7. Uses permitted with conditions. Section 36-194(c) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(22) High impact sexually-oriented business. The conditions are as follows:

b. No person shall operate a high impact sexually-oriented business on property, any part of which is within the area circumscribed by a circle which has a radius of 1,000 feet from of another high impact sexually-oriented business, pawnshop, currency exchange, payday loan agency, firearms sales, ~~or~~ liquor store, or cannabis retailer.

(25) Cannabis retailer. The conditions are as follows:

a. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

b. The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

c. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

d. In vehicle sales or service is prohibited.

e. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

f. On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

(26) Lower-potency hemp edible retailers. The conditions are as follows:

a. The lot must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 8. Uses permitted by conditional use permit. Section 36-194(d) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(16) Pawnshops. The conditions are as follows:

a. The lot must be at least 1,000 feet from the property line of a site containing another pawnshop, currency exchange, payday loan agency, firearms sales, liquor store, ~~or~~ sexually-oriented business, or cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the pawnshop.

(17) Payday loan agency and currency exchange:

a. The lot must be at least 1,000 feet from the property line of a site containing a pawnshop, currency exchange, payday loan agency, firearms sales, liquor store, ~~or~~ sexually-oriented business, or cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the payday loan agency or currency exchange.

(18) Firearm sales:

a. The lot must be at least 1,000 feet from the property line of a site containing a pawnshop, currency exchange, payday loan agency, liquor store, ~~or~~ sexually-oriented business, or cannabis retailer. In the case of a shopping center or multi-

use building, the distance shall be measured from the portion of the center or building occupied by the ~~payday loan agency or currency exchange~~ firearm sales.

Section 9. Uses permitted with conditions. Section 36-223(c) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(23) Lower-potency hemp edible retailers. The conditions are as follows:

a. The lot must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 10. Uses permitted with conditions. Section 36-233(c) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(14) Lower-potency hemp edible retailers. The conditions are as follows:

a. The lot must be located a minimum of 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 11. Uses permitted with conditions. Section 36-244(c) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(18) Cannabis operation / hemp processor. The conditions are as follows:

a. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis producer.

b. The lot must be at least 1,000 feet from the property line of a site containing a cannabis operation. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis producer.

c. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

Section 12. Accessory uses. Section 36-244(e) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(13) Cannabis retailer. The conditions are as follows:

a. The use shall locate within a cannabis operation.

b. The use shall occupy a maximum of 25% of the gross floor area of a cannabis operation.

c. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

d. The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

e. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

f. In vehicle sales or service is prohibited.

g. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

h. On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

Section 13. Mixed use district uses. Table 36-263(b) of the St. Louis Park City Code is hereby amended to add the following underlined text.

	Primary Street Frontage	Secondary Street Frontage
COMMERCIAL USES		
...
Business/trade school/college	PL	P
<u>Cannabis retailer</u>	<u>PC</u>	<u>PC</u>
Dental office, Medical office	P	P
...
Liquor store	CUP	CUP
<u>Lower potency hemp edible retailer</u>	<u>PC</u>	<u>PC</u>
Offices	P	P
...

Section 14. Uses permitted with conditions (PC). Section 36-264(d) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(14) Cannabis retailer. The conditions are as follows:

- a. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
- b. The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
- c. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.
- d. In vehicle sales or service is prohibited.
- e. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
- f. On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

(15) Lower-potency hemp edible retailers. The conditions are as follows:

- a. The lot must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 15. Neighborhood mixed use district uses. Table 36-264(b) of the St. Louis Park City Code is hereby amended to add the following underlined text.

Principal Use	Primary and Secondary Street Frontage
COMMERCIAL USES	
...	...
Brewery	PC
<u>Cannabis retailer</u>	<u>PC</u>
Food service	PC
...	...
Liquor store	PC

<u>Lower potency hemp edible retailer</u>	<u>PC</u>
Medical/dental office	P
...	...

Section 16. Uses permitted with conditions (PC). Section 36-265(d) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(25) Cannabis retailer. The conditions are as follows:

- a. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
- b. The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
- c. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.
- d. In vehicle sales or service is prohibited.
- e. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
- f. On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

(26) Lower-potency hemp edible retailers. The conditions are as follows:

- a. The lot must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 17. Section 36-268-PUD 2(c) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(1) Commercial uses. Commercial uses limited to the following: bank, food service, grocery store, large item retail, liquor store, medical or dental office, office, private entertainment (indoor), retail, service, showroom, limited animal handling, ~~and~~ studio, cannabis retailer and lower potency hemp edible retailer. The commercial uses shall meet the following conditions:

- a. Commercial uses are limited to the first floor.
- b. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6 a.m. to 12 a.m.
- c. In vehicle sales or service is prohibited.
- d. Restaurants are prohibited.
- e. Outdoor storage is prohibited.
- f. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
- g. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
- h. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.
- i. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
- j. On-site consumption of lower potency hemp or cannabis edibles and beverages is prohibited.
- k. A lot with a lower potency hemp edible retailer must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 18. Section 36-268-PUD 10 of the St. Louis Park City Code is hereby amended to add the following underlined text.

(c) Uses permitted with conditions.

(1) Cannabis retailer. The conditions are as follows:

- a. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

b. The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

c. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

d. In vehicle sales or service is prohibited.

e. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

f. On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

(2) Lower-potency hemp edible retailer. The conditions are as follows:

a. The lot must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 19. Section 36-268-PUD 22(b)(2) of the St. Louis Park City Code is hereby amended to delete the struck-out language and to add the following underlined text.

(a) Commercial uses. Commercial uses limited to the following: bank, coffee shop, food service, grocery store, large item retail, liquor store, medical or dental office, office, private entertainment (indoor), restaurants, service, showroom, ~~and studio,~~ cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following conditions.

i. Commercial uses are limited to the first floor.

ii. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6 a.m. to 12 a.m.

iii. In vehicle sales or service is prohibited.

iv. Outdoor storage is prohibited.

v. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

vi. A lot with a cannabis dispensary must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

vii. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

viii. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

ix. On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

x. A lot with a lower potency hemp edible retailer must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 20. Section 36-268-PUD 24(b)(2) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(a) Commercial uses. Commercial uses limited to the following: bank, coffee shop, food service, grocery store, large item retail, liquor store, medical or dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, ~~and~~ studio, cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following conditions.

i. Commercial uses are limited to the first floor.

ii. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6 a.m. to 12 a.m.

iii. In vehicle sales or service is prohibited.

iv. Outdoor storage is prohibited.

v. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.

vi. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center or

multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

vii. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the cannabis retailer.

viii. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.

ix. On-site consumption of lower-potency hemp or cannabis edibles and beverages is prohibited.

x. A lot with a lower potency hemp edible retailer must be located more than 300 feet from the property line of a site containing a school. In the case of a shopping center or multi-use building, the distance shall be measured from the portion of the shopping center or multi-use building occupied by the lower-potency hemp edible retailer.

Section 21. Required quantity. Table 36-361(a) of the St. Louis Park City Code is hereby amended to add the following underlined text.

Use	Number of Parking Spaces
Commercial Uses	
...	...
Bed and breakfast	Two spaces, plus one space per each room for rent.
<u>Cannabis retailer/ lower potency hemp edible retailer</u>	<u>Minimum: One space per each 250 square feet floor area.</u> <u>Maximum: One space per each 150 square feet floor area.</u>
Catering	One space per each 500 square feet floor area
...	...
Industrial Uses	
<u>Cannabis operation / hemp processor</u>	<u>Five spaces plus one per each 500 square feet of floor area.</u>
Manufacturing, fabrication, or processing	Five spaces plus one per each 500 square feet of floor area.
...	...

Section 22. Off-street parking areas, paved areas, and loading spaces. Required quantity. Table 36-361(b) of the St. Louis Park City Code is hereby amended to add the following underlined text.

Current Land Use Category	Require Off-Street Minimum	Required Off-Street Maximum
Commercial Uses		
Bank	1 space/250 square feet floor area	1 space/200 square feet floor area
<u>Cannabis retailer/ lower potency hemp edible retailer</u>	<u>1 space/400 square feet floor area</u>	<u>1 space/400 square feet floor area</u>
Catering	1 space/500 square feet floor area	1 space/500 square feet floor area
...	...	

Section 23. This ordinance shall take effect no sooner than fifteen days after its passage and publication.

First Reading	November 18, 2024
Second Reading	December 2, 2024
Publication	December 12, 2024
Effective date	January 1, 2025

Reviewed for administration:

Adopted by the city council December 2, 2024

By: _____
Kim Keller, city manager

By: _____
Nadia Mohamed, mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, city clerk

Soren M. Mattick, city attorney

SUMMARY FOR PUBLICATION

Ordinance No. ____-24

Ordinance amending Chapter 36 of the St. Louis Park City Code related to cannabis legalization

The ordinance amends the zoning code to include land use descriptions and regulations for businesses that engage in the cultivation, processing, manufacturing or retail sale of cannabis and lower potency hemp and related products. The ordinance permits cannabis retailers, with conditions, in the C-2 general commercial, MX-1 vertical mixed use and MX-2 neighborhood mixed use districts along with four existing planned unit developments that currently permit liquor stores. Cannabis retailers must locate a minimum of 1,000 feet from a school, 1,000 feet from another cannabis retailer and 1,000 feet from the commercial businesses from which the city already buffers liquor stores. The ordinance permits cannabis operations in the I-G general industrial district under the conditions that the property is a minimum of 1,000 feet from a school and 1,000 feet from another cannabis operation. On-site consumption of cannabis products may occur at food and beverage establishments located more than 300 feet from a school.

The ordinance shall take effect on January 1, 2025.

Adopted by the city council December 2, 2024

Nadia Mohamed /s/
Mayor

A copy of the full text of this ordinance is available for inspection with the city clerk.

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