

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

**TOWN OF GREENVALE  
COUNTY OF DAKOTA  
STATE OF MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT,  
REGULATING THE POSSESSION, SALE, ACCESS AND CONSUMPTION  
OF DRIVEWAYS, AND REGULATING CANNABIS AND HEMP BUSINESSES**

The Town Board of Greenvale, Minnesota ordains:

**Section 1 Amendment.** The Town of Greenvale Zoning and Subdivision Ordinance SECTION 3 Definitions, shall be amended by adding the underlined text as follows:

**Agriculture, Commercial Outdoor Cannabis:** See “Cannabis cultivation”.

**Agriculture, Commercial Indoor Cannabis:** See “Cannabis cultivation”.

**Cannabis Business:** Any of the cannabis businesses defined by Minnesota Statute 324.01, subd. 14, as may be amended.

**Cannabis Cultivation:** A commercial 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.

**Cannabis Cultivator:** A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.30, as may be amended. Cannabis cultivators are considered a commercial use for the purposes of this ordinance.

**Cannabis Delivery Service:** A cannabis business that conducts an operation pursuant to Minnesota Statute Section 341.41 and 342.42, as may be amended. Cannabis delivery service are considered a commercial use for the purposes of this ordinance.

**Cannabis Manufacturer:** A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.31, as may be amended. Cannabis manufacturer are considered an industrial use for the purposes of this ordinance.

**Cannabis, Mezzobusiness:** A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.29, as it may be amended. Cannabis mezzobusiness are considered a commercial or industrial use for the purposes of this ordinance.

**Cannabis, Microbusiness:** A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.28, as it may be amended. Cannabis microbusiness are considered a commercial or industrial use for the purposes of this ordinance.

Formatted: Font: Not Bold

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

**Cannabis Sales, Retail:** The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products directly to consumers. Retail cannabis sales are considered a commercial use for the purposes of this ordinance.

**Cannabis Retailer:** A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.32, as may be amended. Cannabis retailers are considered a commercial use for the purposes of this ordinance.

**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. Cannabis retail businesses are considered a commercial use for the purposes of this ordinance.

**Cannabis Sales, Wholesale:** The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products to another cannabis business. Wholesale cannabis sales are considered an industrial use for the purposes of this ordinance.

**Cannabis Testing Facility:** A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.37 and 342.38, as may be amended. Cannabis testing facilities are considered a commercial use for the purposes of this ordinance.

**Cannabis Transporter:** A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.35 and 342.36, as may be amended. Cannabis transporters are considered a commercial use for the purposes of this ordinance.

**Cannabis Wholesaler:** A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.33 and 342.34, as may be amended. Cannabis wholesalers are considered an industrial use for the purposes of this ordinance.

**Light Manufacturing, Lower-Potency Hemp Edible:** A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.45, as it may be amended. Lower-potency hemp edible light manufacturing is considered an industrial use for the purposes of this ordinance.

**Lower-Potency Hemp Edible sales:** The sale of lower-potency hemp edibles, that have been obtained from a licensed Minnesota cannabis microbusiness, cannabis mezzobusiness, cannabis manufacturer, cannabis wholesaler, or lower-potency hemp edible manufacturer, directly to consumers. Lower-potency hemp edible sales are considered a commercial use for the purposes of this ordinance.

**Lower-Potency Hemp Manufacturer:** A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.45, as may be amended. Lower-potency hemp manufacturers are considered an industrial use for the purposes of this ordinance.

**Lower-Potency Hemp Edible Retailer:** A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.46, as may be amended. Lower-potency hemp edible retailers are considered an commercial use for the purposes of this

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

ordinance.

**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.

**Section 2 Amendment.** The Town of Greenvale Zoning and Subdivision Ordinance SECTION 5 ZONING DISTRICTS-~~5.04 A - Agriculture District~~, shall be amended by adding the underlined text as follows:

**5.01 Establishment of Districts**

For the purposes of this Ordinance, Greenvale Township is hereby divided into the following zoning districts:

A-1 Agriculture District

A-2 Agricultural Business District

S Shoreland Management Overlay District

F Floodplain Management Overlay District

**5.02 A-1 - Agriculture District**

A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to protect such land from encroachment by non-agricultural-related uses, structures or activities. Agricultural operations, which include the conduct of commonly-accepted agricultural practices, are considered a priority permitted use in this district.

B. Permitted Uses and Structures. The following uses are permitted in the A-1 - Agriculture District:

1. ~~Agriculture~~Interim

2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.

3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)

4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and

Formatted: No underline, Font color: Auto

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue-Strikethrough~~

Moved Text – Green Underline and ~~Green-Strikethrough~~

plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.

5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.

6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.

7. State licensed residential facilities serving six (6) or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.

8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.

9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.

10. Personal storage buildings.

11. Home occupations subject to the performance standards in Section 4.05 (A).

12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14

C. Accessory Uses. The following uses are permitted accessory in the A-1 – Agricultural District:

1. Driveways, private garages, parking spaces, or carports for personal use.

2. Personal horse or animal boarding.

3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.

4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.

5. External Solid Fuel-Fired Heating Devices per Section 4.14.

6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.

7. Photovoltaic (Solar) Systems per Section 4.16.

D. Conditional Uses. The following uses may be allowed in the A-1 –

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

Agricultural District, subject to the conditions for issuing a conditional use permit:

1. Government buildings and facilities.
2. Places of worship or cemeteries.
3. Commercial or Public Recreation including parks.
4. Schools.
5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping, and the operation of game reservations.
6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.
7. Communications towers and antennae, subject to Section 4.19.
8. Wind energy conversion systems, subject to Section 4.20.
9. Wholesale Solar Uses

E. Interim Uses. The following uses may be allowed in the A-1 – Agricultural District, subject to the conditions for issuing an interim use permit:

1. Home occupations as defined and subject to the standards in Section 4.05 (B).
2. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:
  - a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.
  - b. The dwelling must be removed when no longer used by the farm worker.

**Formatted:** Normal, Indent: Left: 0.5", Hanging: 0.5", Right: 0.81", Space Before: 2 pt, Line spacing: Multiple 1.17 li, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 1.27" + Indent at: 1.52", No widow/orphan control, Don't allow hanging punctuation, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- c. The temporary dwelling shall be accessory and not the primary residence on the farm.
  - d. The temporary dwelling shall meet all minimum building size and setback standards.
  - e. The property owner shall provide the Township with an escrow to cover the cost of removal of the manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers.
- 3. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.
- 4. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.
- 5. Kennels, subject to the following standards:
  - a. The minimum size for such a facility shall be five (5) acres.
  - b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.
  - c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota Animal Welfare Statutes.
  - d. Indoor facilities shall provide adequate heating, ventilation and lighting.
  - e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
  - f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.
- 6. Bed and Breakfast
- F. Transfer of Residential Development Rights

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

Within the A-1 -Agriculture District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.

1. Residential Development Right

A “residential development right” as described in this Section is the entitlement of a residential dwelling unit. Residential dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility. Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.

2. Residential Development Rights Transfer

Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer

Development rights may be transferred from one parcel to another within the A-1 Agriculture District subject to the following conditions and requirements:

- a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
- b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.

4. Recording of the Residential Development Rights Transfer

A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue-Strikethrough~~

Moved Text – Green Underline and ~~Green-Strikethrough~~

Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.

5. Fee and Reimbursement of Out-Of-Pocket Expenses

The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

**5.03 A-2 - Agriculture Business District**

A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to allow for limited commercial uses, structures, and activity that is agricultural in nature or allowed by preemption. protect such land from encroachment by non-agricultural-related uses, structures or activities..

B. Permitted Uses and Structures. The following uses are permitted in the A-2 - Agriculture Business District:

1. Agriculture
2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.
3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)
4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.
5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.
6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.
7. State licensed residential facilities serving six (6) or fewer persons



June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

per Minn. Stat. §§ 462.357 Subd. 7.

8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.

9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.

10. Personal storage buildings.

11. Home occupations subject to the performance standards in Section 4.05 (A).

12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14

C. Accessory Uses. The following uses are permitted accessory in the A-2 - Agriculture Business District:

1. Driveways, private garages, parking spaces, or carports for personal use.

2. Personal horse or animal boarding.

3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.

4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.

5. External Solid Fuel-Fired Heating Devices per Section 4.14.

6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.

7. Photovoltaic (Solar) Systems per Section 4.16.

D. Conditional Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing a conditional use permit:

1. Government buildings and facilities.

2. Places of worship or cemeteries.

3. Commercial or Public Recreation including parks.

4. Schools.

5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping,

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

and the operation of game reservations.

6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.

7. Communications towers and antennae, subject to Section 4.19.

8. Wind energy conversion systems, subject to Section 4.20.

9. Wholesale Solar Uses

E. Interim Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing an interim use permit:

~~7.1. Agriculture, Commercial Outdoor Cannabis.~~

~~8.2. Agriculture, Commercial Indoor Cannabis.~~

3. Bed and Breakfast

~~9.4. Cannabis Delivery Service.~~

~~10.5. Cannabis, Low Potency Hemp Manufacturer.~~

~~11.6. Cannabis Microbusiness.~~

~~12.7. Cannabis Mezzobusiness.~~

~~13.8. Cannabis Sales, Low Potency Hemp Sales, Retail.~~

~~14.9. Cannabis Sales, Wholesale.~~

~~15.10. Cannabis Testing Facility.~~

~~16.11. Cannabis Transporter.~~

12. Home occupations as defined and subject to the standards in Section 4.05 (B).

13. Kennels, subject to the following standards:

a. The minimum size for such a facility shall be five (5) acres.

b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.

c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

Animal Welfare Statutes.

- d. Indoor facilities shall provide adequate heating, ventilation and lighting.
- e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
- f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.

14. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:

- a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.
- b. The dwelling must be removed when no longer used by the farm worker.
- c. The temporary dwelling shall be accessory and not the primary residence on the farm.
- d. The temporary dwelling shall meet all minimum building size and setback standards.
- e. The property owner shall provide the Township with an escrow to cover the cost of removal of the manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers.

15. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.

16. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.

F. Transfer of Residential Development Rights

Within the A-2 - Agriculture Business District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.

1. Residential Development Right

A "residential development right" as described in this Section is the entitlement of a residential dwelling unit. Residential

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue-Strikethrough~~

Moved Text – Green Underline and ~~Green-Strikethrough~~

dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility. Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.

2. Residential Development Rights Transfer

Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer

Development rights may be transferred from one parcel to another within the A-2 - Agriculture Business District subject to the following conditions and requirements:

- a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
- b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.

4. Recording of the Residential Development Rights Transfer

A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.

5. Fee and Reimbursement of Out-Of-Pocket Expenses

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

**Section 3 Amendment.** The Town of Greenvale Zoning and Subdivision Ordinance SECTION 7 PERFORMANCE STANDARDS, shall be amended by adding the underlined text as follows:

#### **7.15 Access and Driveways**

- A. The standards within this section shall not apply to farm or field access roads.
- B. No driveway shall be located within a turn lane to a public road or another private driveway.
- C. On undivided roads, driveways on opposing sides of the road shall be aligned with one another or separated to the extent practicable as determined by the Township Engineer.
- D. Access and Driveways Serving Commercial or Industrial Uses
  - 1. Access serving commercial or industrial uses shall be on an improved pavement road.
  - 2. Access to the lot shall be from the frontage of the lot.
  - 3. A shared driveway located on the common lot line and/or a cross access easement may be required for commercial access on lots. When required to provide a shared driveway or cross access easement, the subdivider shall record an easement to allow cross access to and from the lots served by the shared driveway and a joint maintenance agreement defining the maintenance responsibilities of the property owners.
  - 4. Turning movements to and from a driveway may be restricted at the time of construction or at a future date based upon existing or anticipated roadway conditions.
  - 5. A driveway may be approved as an interim access to be phased out at a future time or condition.

#### **7.16 Cannabis and Hemp Businesses**

- A. Cannabis and Hemp Businesses. ~~Generally, all~~ All cannabis and hemp businesses shall meet the following standards:
  - 1. Must be licensed by the State of Minnesota and in compliance with the standards set by the Office of Cannabis Management
  - 2. Cannabis Business Buffer Required:
    - a. The Town of Greenvale shall prohibit the operation of a cannabis business within 1,000 feet of a school.
    - b. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a daycare.
    - c. The Town of Greenvale shall prohibit the operation of a cannabis business

**Formatted:** Font: Bold, No underline, Font color: Auto

**Formatted:** Indent: Left: 0", Keep with next, Keep lines together

**Formatted:** Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- within 500 feet of a residential treatment facility.
- d. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.
  - e. 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, daycare, residential treatment facility, or attraction within a public park that is regularly used by minors moves within the minimum buffer zone.
3. No onsite consumption is permitted, except where described below.
4. The use must meet all other standards established for the ~~A — Agriculture District~~ in 5.04 of relevant zoning district as required by this ordinance.
5. The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:
- a. The facility shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility or at any adjoining use or property.
  - b. Growing cannabis must comply with all applicable laws and shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
  - c. The applicant shall provide plans that show appropriate odor control systems so as not to produce any noxious or dangerous gases or odors or create any dangers to any person or entity in or near the facility.
  - d. An odor maintenance plan must be submitted to the Township and approved by the Town Board
6. All mechanical and odor suppression equipment and trash enclosures must be screened in a manner that protects adjacent properties from visual impacts and noise levels.
7. Outdoor storage of containers, pallets, waste/recycle containers, etc. is prohibited.
8. Exterior lighting shall meet the following standards:
- a. Any lighting used to illuminate an off-street parking area, structure or area must be arranged as to deflect light away from any adjoining residential property or from the public street.
  - b. The light source must be hooded or controlled so as not to light adjacent property in excess of the maximum intensity as defined throughout this Section. Bare light bulbs are not permitted in view of adjacent property or public right of way.
  - c. No light source or combination thereof which casts light on a public street may exceed 1 foot candle meter reading as measured from the centerline

**Formatted:** Outline numbered + Level: 2 + Numbering  
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 3 + Numbering  
Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned  
at: 1" + Indent at: 1.5"

**Formatted:** Outline numbered + Level: 2 + Numbering  
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 3 + Numbering  
Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned  
at: 1" + Indent at: 1.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

of said street nor shall any light source or combination thereof which casts light on adjacent property exceed 0.4 foot candles as measured at the property line.

9. Water and Wastewater

- a. Management of wastewater shall be in accordance with the Office of Cannabis Management, Minnesota Pollution Control Agency, or local ordinances. Where multiple standards exist, the more restrictive of the standards shall apply.
- b. Water use within the site shall be designed to maximize the amount of water reuse possible.

10. Off-street Parking

- a. Parking shall be provided based on the average for the use, or closest related used as determined by the Town Board, established in manuals prepared by the American Planning Association and the Institute of Transportation Engineers.
- b. Be provided on an improved surface of either asphalt, concrete, or similar material recommended by the Township Engineer.

11. Signs

- a. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- b. Sign Area
  - i. Sign area shall mean for the purposes of this section, the entire area within a continuous perimeter enclosing the extreme limits of such sign. Such perimeter shall not include any structural elements lying outside of such sign and not forming an integral part or border of the sign.
  - ii. The total square footage of permanent sign area for each lot may not exceed one square feet of sign area for each lineal foot of building front, up to a maximum of 200 square feet.
- c. Allowed signs include monument signs, wall signs, and windows signs.
- d. Exterior wall, window, and monument signage shall not depict a cannabis flower, cannabis product, hemp edibles, hemp derived edible consumer product or the like.
- e. Monument signs shall not exceed six feet in height.
- f. Additionally, a business logo containing the above depictions shall not be displayed as part of any exterior signage.
- g. No products, interior signage, advertisements, or like attention-getting items shall be placed or displayed that may be visible from the exterior of the Cannabis or Hemp Business.

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

## 12. Building Materials and Design

- a. Cannabis and Hemp businesses must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.

B. Agriculture, Commercial Outdoor Cannabis. As a principal or accessory use, commercial outdoor cannabis is allowed with an interim use permit, uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by the Office of Cannabis Management.
2. Any area used to cultivate or grow cannabis must meet the structure setbacks of the relevant zoning district.
3. Any area where cannabis is grown, handled, or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.

C. Agriculture, Commercial Indoor Cannabis. As a principal or accessory use, commercial indoor cannabis is allowed with an interim use permit, uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
3. Indoor cannabis cultivation and growing facilities within the A – Agriculture District must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.
- 4.3. Lighting within a greenhouse is permitted between the hours of 4:30 a.m. and 10:00 p.m.

D. Cannabis Delivery Service. Cannabis delivery services are allowed as an accessory use to a cannabis retail sales establishment use or a lower potency hemp retail establishment with an interim use permit, use and are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Delivery Service and in compliance with the standards set by the Office of Cannabis Management.
2. Fleet vehicle parking will be permitted outside of the principal structure but may not occupy parking spaces required for employees or customers.
3. Fleet vehicle parking must be screened from public street and adjacent dwellings.
4. Fleet vehicle parking may not occupy any required parking spaces.
5. All delivery and loading areas must be screened from view of the public street or adjacent properties.

**Formatted:** Indent: Left: 0", Hanging: 0.5", Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5", Keep with next, Keep lines together

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"



June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- ~~0.~~ A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- E. Cannabis, Low-Potency Hemp Manufacturer. Cannabis and low-potency hemp As a principal use, cannabis manufacturing is allowed as an interim use, uses are subject to the same standards as additional following standards:
- ~~E.1. Must Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis and or Lower-Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.~~
2. Any area where cannabis is handled or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.
- F. Cannabis Microbusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Microbusiness and in compliance with the standards set by the Office of Cannabis Management.
2. Microbusinesses with a state license retail endorsement must be registered with Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- 5.4. On-site consumption is permitted pursuant to Minn. Stat. Section 342.28 subject to the following:
- a. The consumption area shall be entirely indoors.
- b. The square footage of the consumption area shall not exceed 10% of the occupied premises.
- c. Food and beverage shall not be prepared or sold on-site.
- d. Live entertainment shall not be permitted.
- 6.5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- G. Cannabis Mezzobusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Mezzobusiness and in compliance with the standards set by the Office of Cannabis Management.
2. Mezzobusinesses with a state license retail endorsement must be registered with Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.

**Formatted:** No underline, Font color: Auto

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

**Formatted:** Indent: Left: 0", Hanging: 0.5", Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5", Keep with next, Keep lines together

**Formatted:** Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- ~~5.4.~~ No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
- ~~6.5.~~ Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- H. Cannabis Sales, Low Potency Hemp Sales, Retail. As a principal or accessory use, retail cannabis and/or low potency hemp sales are allowed with an interim use permit, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as ~~a Cannabis Retailer and/or Lower Potency Hemp Retailer~~ or a Microbusiness or Mezzobusiness with a retail endorsement, and in compliance with the standards set by the Office of Cannabis Management.
2. Must be registered with the Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- ~~5.4.~~ No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
- ~~6.5.~~ Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- I. Cannabis Sales, Wholesale. As a principal use, wholesale cannabis sales are allowed with an interim use permit, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Wholesaler and in compliance with the standards set by the Office of Cannabis Management.
2. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
0. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- J. Cannabis Testing Facility. As a principal or accessory use, cannabis testing facilities are allowed with an interim use permit, subject to the same additional following standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must:
- ~~J.1.~~ Must be licensed by the State of Minnesota as a Cannabis Testing Facility and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- K. Cannabis Transporter. Cannabis transporters are allowed as an accessory use to a

**Formatted:** Outline numbered + Level: 2 + Numbering  
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 1 + Numbering  
Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0" + Indent at: 0.5"

**Formatted:** Outline numbered + Level: 2 + Numbering  
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 2 + Numbering  
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 1 + Numbering  
Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0" + Indent at: 0.5"

**Formatted:** Outline numbered + Level: 2 + Numbering  
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 2 + Numbering  
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0.5" + Indent at: 1"

**Formatted:** Outline numbered + Level: 1 + Numbering  
Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned  
at: 0" + Indent at: 0.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

cannabis wholesale establishment, a cannabis manufacturer, or a lower potency hemp manufacturer ~~with an interim use permit~~, subject to the same standards as Cannabis Delivery Service in this ordinance and must be licensed by the State of Minnesota as a Cannabis Transporter and in compliance with the standards set by the Office of Cannabis Management.

- L. Low Potency Hemp Manufacturer. As a principal or accessory use, retail low potency hemp manufacturing uses are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Low Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
  2. Any area where cannabis is handled or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.
- M. Low Potency Hemp Sales, Retail. As a principal or accessory use, retail low potency hemp sales are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Retailer, Lower Potency Hemp Retailer, or a Microbusiness or Mezzobusiness with a retail endorsement, and in compliance with the standards set by the Office of Cannabis Management.
  2. Must be registered with the Dakota County.
  3. Hours of operation are limited to 10:00 AM to 9:00 PM.
  4. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
  5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.

**Section 4 Effective Date.** This ordinance shall be effective immediately upon its adoption and publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Town Chair

ATTEST:

June 2025 Draft – Red Underline  
July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~  
Moved Text – Green Underline and ~~Green Strikethrough~~

---

Town Clerk

**Formatted:** Right: 0", Space Before: 0 pt, After: 0 pt,  
Line spacing: Multiple 1.15 li, No widow/orphan  
control, Don't adjust space between Latin and Asian  
text, Don't adjust space between Asian text and  
numbers