



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Recommendation to the City Council Text Amendments

Co-listing(s) from Chapter 14 Businesses:

- 1. List Retail Cannabis in Table 30-512**
- 2. Co-list Definition of Cannabis Retail Businesses in 30-421**

September 28, 2026

Grand Rapids City Council



Text Amendment

Amend 30-512 Table 1 (Permitted Uses) to List Retail Licensed Cannabis as a permitted use in CBD and GB zoning consistent with 14-187(a):

Retail licensed cannabis businesses shall be located in Central Business District, General Business, or Shoreland General Business zoning districts as defined in the City of Grand Rapids Zoning ordinance.



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Text Amendment

30-512 Table 1 Permitted Uses:

- (a) *Permitted uses.* These are identified as permitted in a particular zone by the placement of a "P" in the column bearing the heading of that zone.
- (b) *Restricted uses.* These uses are permitted in a particular zone subject to certain special restrictions. These uses are identified by the placement of a "R" in the column bearing the heading of that zone. For details on the types of restrictions, please refer to section 30-564.
- (c) *Conditional uses.* Certain uses, because of their unique characteristics, must be considered individually as to their impact upon neighboring land, and the public welfare and their compatibility at the particular location. Conditional uses must go through a special approval process prior to their establishment. These uses are identified by the placement of a "CUP" in the column bearing the heading of that zone. For details on the conditional use process, please refer to section 30-531.

(Code 1978, § 23.5(F); Ord. No. 05-05-08, 5-18-2005; Ord. No. 05-06-12, 6-27-2005; Ord. No. 05-10-15, 10-24-2005; Ord. No. 06-03-01, 3-13-2006; Ord. No. 06-03-01, 3-27-2006; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 07-12-12, 12-10-2007; Ord. No. 10-01-01, 1-25-2010; Ord. No. 10-02-02, 2-22-2010; Ord. No. 12-06-07, Exh. C, 6-11-2012; Ord. No. 12-12-11, Exh. B, 12-17-2012; Ord. No. 13-10-12, 10-28-2013; Ord. No. 15-05-03, 5-11-2015; Ord. No. 16-05-05, Exh. D, 5-23-2016; Ord. No. 17-04-02, 4-24-2017; Ord. No. 17-08-08, Exh. A, 8-28-2017)

Table 1 Permitted Uses

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		CUB	CUB	CUB	CUB			CUB										manufactured home park



Text Amendment

Amend 30-421 Table (Definitions) to co-list the definition of Cannabis Retail Businesses from 14-185(e) Definitions:

A retail location and the retail locations(s) of mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, excluding lower-potency hemp edible retailers.



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Text Amendment

30-421 Definitions:

DIVISION 30-VI-1 GENERALLY

30-421 Definitions

30-422 Application, Interpretation And Compliance

30-423 Intent And Purpose

30-421 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building or structure on the same lot with a principal or main building, or the part of the main building occupied or devoted exclusively to an accessory use. In a shoeland zone building or improvement subordinate to a principal use which, because of the nature of its use, can reasonably be located at or greater than minimal structure setbacks.

Accessory use means a use on the same lot with the principal use of or building that is customarily incidental and subordinate to the principal use or building.

Administrative and support services means establishments engaged in activities that support the day-to-day operations of other organizations. The processes employed in this sector (e.g., general management, personnel, human and contract matters, clearing activities) are often integral parts of the activities of establishments found in all sectors of the economy.

Agriculture means the use of the land for agricultural purposes, including farming, dairying, pasturing, horticulture, animal and poultry husbandry and the necessary accessory uses for packing, treating or storage of products. Accessory uses shall be secondary to that of normal agriculture and provided further that these uses shall not include the commercial feeding of garbage or offal to swine or other animals.

Airport or heliport means any land or structure which is used or intended for use, for the landing and take-off of aircraft, and appurtenant land or part building or other part structure or rights-of-way.

Airspace zones A, B and C refers to article III of this chapter.

Alley means a public right-of-way which affords a secondary means of access to abutting property.

Alterations means any modification, additions, or change in construction or type of occupancy, any enlargement of a building, either horizontally or vertically, or the moving of a structure from one location to another.

Animals domestic means fish, dogs, cats, birds and similar household pets.

Animals farm means cattle, hogs, horses, sheep, goats, rabbits, chickens and other farm animals.

Animals wild and exotic means animals other than domestic and farm animals that are customarily found in the wild and including snakes, wolves, and tigers and other such animals.

Antenna support structure means a building, athletic field lighting, water tower, or other structure, other than a tower, which can be used for location of telecommunications facilities.

Apartment means a room or suite of rooms, including bath and kitchen facilities, in a multiple-family building designed for occupancy by a single family.

Apartment accessory means an apartment that is secondary and incidental to a principal use or building.

Applicant means a person who applies for a permit to develop, construct, build, modify or erect a building, structure or use.

Application means the process by which the owner of a plot of land within the city submits a request to develop, construct, build, modify or erect a building, structure or use upon that land.

Attorney means the city attorney or his designated representative.

Basement means a portion of a building located partly underground, but having less than half its floor-to-ceiling height below the average grade of the adjoining ground.

Bed and breakfast means a facility where for compensation and by prearrangement for definite periods of time not to exceed one week, morning meals and lodging are provided for not more than eight guests.



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Public Hearing

Planning Commission Text Amendment Considerations:

PLANNING COMMISSION

Considerations

ZONING ORDINANCE AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

2. Would the change foster economic growth in the community?

Why/Why not?

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not?

4. Would the change be in the best interest of the general public?

Why/Why not?

5. Would the change be consistent with the Comprehensive Plan?

Why/Why not?



Text Amendment

Planning Commission findings of fact:

The amendment will not have an adverse effect on the character of neighborhoods – it is a co-listing of existing code language.

The amendments will have a positive impact on economic growth in the community by encouraging development by adding a new permitted use to the Municipal Code.

That the amendment to Chapter 30 would be in keeping with the spirit and intent of the Zoning Ordinance by maintaining an updated Ordinance.

That the amendments would be in the best interest of the public by making the Zoning Ordinance user friendly.

That the amendments would be consistent with the goals of the Comprehensive Plan by facilitating orderly zoning for licensed retail cannabis businesses.



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Questions?