

Updates to Marijuana Zoning

ZONING AND PLANNING COMMITTEE

JANUARY 25, 2021

PLANNING & DEVELOPMENT



New State Regulations

Cannabis Control Commission filed new medical and adult use marijuana regulations on January 8, 2021

New regulations require updates to marijuana zoning ordinance from December 2018

Updates include changes to terminology, changes buffer zones around medical marijuana treatment centers to be consistent with retailers, clarification of buffer measurement, etc.

Two new license types: marijuana courier and marijuana delivery operator

New Delivery Licenses

New delivery licenses will allow for the delivery of adult use marijuana

Limited to Social Equity and Economic Empowerment applicants for a period of 3 years

Couriers partner with existing retailers to deliver from the retailer to their customers

Delivery operators can buy wholesale and store product onsite in a warehouse and delivery directly to customers under their own brand

Delivery operators are not considered retailers and are not subject to the cap on retail licenses

Zoning Considerations for Delivery

Similar existing uses: Marijuana Transporter (may transport marijuana but cannot deliver to customers) – M district; Wholesale Business or Storage Facility – BU2, MU1, M, LM districts

High, but predictable parking need

No public interaction on site

Delivery operator warehouse requires security

Parking and security needs not compatible with village centers

Limited opportunity in manufacturing districts, allowing couriers and delivery operators to locate in additional districts will provide greater opportunity for social equity and economic empowerment applicants

Existing Zoning

Host Community Agreements

● Research Facilities

● Retail Sites

Registered Medical Dispensary, Marijuana Retailer

■ Business 2

■ Business 4

■ Business 5

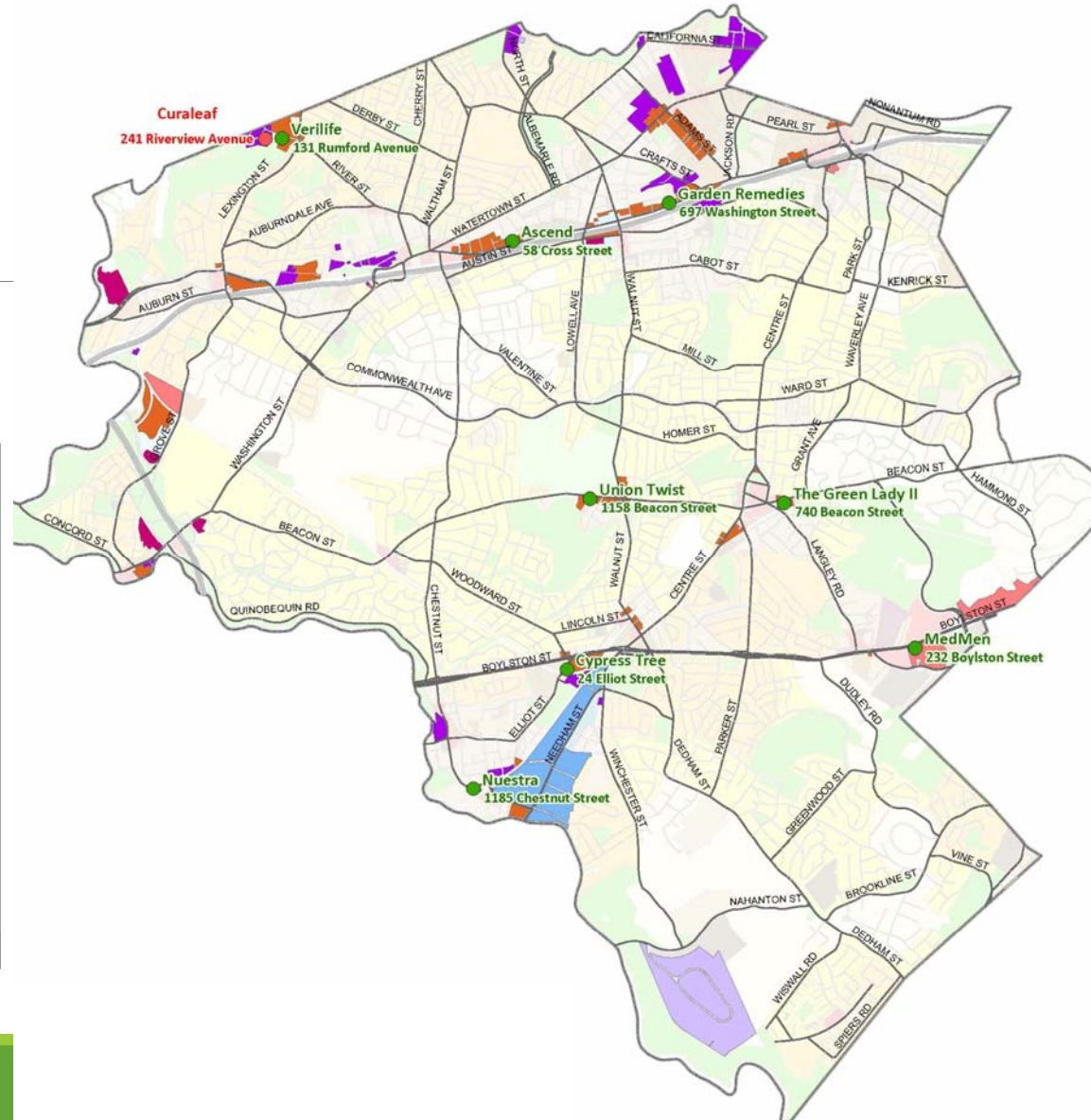
■ Mixed Use 1

Craft Marijuana Cooperative, Independent Testing Laboratory, Cultivator, Product Manufacturing, Research Facility, Transporter, Microbusiness

■ Manufacturing

Independent Testing Laboratory, Research Facility

■ Limited Manufacturing



Questions for Committee

Should commercial or mixed-use zones be considered for couriers and delivery operators?

Could couriers be allowed by-right as there will not be any marijuana products onsite?

Next Steps

Planning and Law to present redlined version of the ordinance at 2/8 meeting

Planning to make recommendations on zoning districts for new delivery license types

Set a public hearing date