

**City of Carson City
Agenda Report**

Date Submitted: April 8, 2014

Agenda Date Requested: April 17, 2014

Time Requested: 30 minutes

To: Mayor and Supervisors

From: Community Development – Planning Division

Subject Title: For Possible Action: To provide direction to staff regarding the preparation of an ordinance to address permitting of Medical Marijuana Establishments (MMEs) in Carson City, including provisions for zoning and business license requirements.

Summary: Senate Bill (SB) 374, commonly referred to as the “Medical Marijuana Act,” was adopted by the Nevada Legislature and signed into law in 2013. The Medical Marijuana Act authorizes MMEs in Nevada, including dispensaries, cultivation facilities, production facilities, and testing labs, but gives local jurisdictions the right to opt out or, if they opt in, to regulate the location of MMEs through zoning and business license requirements. Staff will provide an update regarding the MME state regulations adopted by the Nevada Division of Public and Behavioral Health as well as the status of what other local jurisdictions around Nevada are doing in regards to MMEs.

Type of Action Requested:

Resolution

Formal Action/Motion

Ordinance

Other (Direction to staff)

Does This Action Require A Business Impact Statement: () Yes (X) No

Recommended Board Action: (No action required. The Board may by motion provide direction to staff regarding certain regulations for MMEs to assist staff in preparing appropriate ordinances to bring back for review and action.)

Explanation for Recommended Board Action: Staff needs direction to narrow down alternatives for addressing the regulation of MMEs in Carson City. Possibilities range widely from allowing them in all commercial and industrial areas of the City to prohibiting them outright. See the attached staff memo and supporting materials for more information on staff recommendations and other proposed regulations in Nevada.

Applicable Statute, Code, Policy, Rule or Regulation: SB 374 (2013)

Fiscal Impact: N/A.

Explanation of Impact: N/A.

Funding Source: N/A.

Alternatives:

1. Provide direction to staff regarding particular aspects of MME regulations that would be appropriate for Carson City to assist in the preparation of draft ordinances.
2. Direct staff to prepare an ordinance to prohibit MMEs in Carson City.

Supporting Material:

1. Staff memo.
2. Summary of State regulations and regulations (adopted and draft) from various Nevada jurisdictions.
3. Business License Division memo
4. Building Division memo
5. Maps showing permitted locations by zoning per NRS and showing alternatives for consideration.

Prepared By: Lee Plemel, AICP, Community Development Director

Reviewed By:  Date: 4-8-14
(Community Development Director)
Marena Works Date: 4/8/14
(City Manager)
 Date: 4/8/14
(District Attorney's Office)
 Date: 4/8/14
(Finance Director)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)



Community Development Department

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711

MEMORANDUM

Board of Supervisors Meeting of April 17, 2014

TO: Board of Supervisors

FROM: Lee Plemel, AICP, Director
Susan Dorr Pansky, Planning Manager

DATE: April 4, 2014

SUBJECT: **Update regarding State Division of Health Medical Marijuana Establishment Regulations and direction to staff regarding potential regulations for Carson City**

The purpose of this item is to provide an update to the Board of Supervisors on the regulations the State has adopted regarding Medical Marijuana Establishments (MMEs) and the status of other local jurisdictions regulations across Nevada. It is also for the Board to provide direction to staff regarding the preparation of ordinances for Carson City to address MME regulations.

State law allows local jurisdictions to regulate MMEs through zoning and business license regulations. The types of MMEs that could be constructed and regulated through zoning and business licenses are:

- Dispensaries, where medical marijuana is sold and distributed;
- Cultivation facilities, where medical marijuana is grown for distribution;
- Production facilities, where edible marijuana products or marijuana-infused products are produced for distribution; and
- Testing labs, where medical marijuana is tested per State regulations.

Attached (Exhibit A) is a summary of the adopted State regulations for MMEs as they pertain to potential zoning regulations for such facilities, as well as zoning regulations that have either been adopted or are being considered for adoption by other cities and counties throughout Nevada.

Also attached are several maps showing potential locations where MMEs could be allowed in Carson City, which includes all commercial and industrial zoning districts. The first map shows all the zoning districts in which MMEs may be located per State law (NRS) and includes the required distance buffers from certain community facilities per NRS—1,000 feet from schools and 300 feet from other community facilities. The second map shows the same zoning with the buffer from parks and other community facilities increased from the minimum of 300 feet (per NRS) to 1,000 feet. The third map shows the State required buffers plus an additional 300-foot buffer from all residentially zoned properties. The remaining maps show various commercial and

industrial zoning districts individually to help identify where specific zoning district are located around the City.

The following schedule is recommended in order to have City regulations in place before the State starts accepting applications for MMEs later this year:

- April 17, 2014 – Direction to staff regarding regulations for MMEs in order to begin preparation of applicable ordinances and public notification.
- May 28, 2014 – Planning Commission review of draft zoning ordinance regarding MME regulations for recommendation to the Board of Supervisors.
- June 19, 2014 – Board of Supervisors meeting; first reading of the zoning ordinance and applicable Business License ordinance. (Zoning ordinance would include repeal of the moratorium on applications for MMEs.)
- July 3, 2014 – Second reading of ordinances.
- August 5, 2014 – Moratorium on MMEs expires should no other action be taken.

Staff would like general direction from the Board of Supervisors regarding regulations for MMEs to assist in developing appropriate ordinances. Possible regulations range from an outright ban on all MMEs to permitting them by-right anywhere allowed by NRS (all commercial and industrial zoning districts). Should the Board wish to develop regulations to allow MMEs, staff offers the following recommendations for considerations based upon discussions with other Carson City staff and review of ordinances proposed by other communities:

Zoning districts

Planning staff has reviewed the list of permitted and conditional uses for compatibility in the various commercial and industrial zoning districts and recommends that Dispensaries be limited to General Commercial, Limited Industrial, and General Industrial zoning district. Sheriff Department staff has suggested that MME locations should be further limited to only the General Industrial zoning district, similar to other “adult-oriented” businesses.

Special Use Permit

Clark County’s draft ordinance requires a Special Use Permit (SUP) for all establishments but specifically requires the SUPs to be reviewed by their County Commissioners rather than the Planning Commission. City staff recommends the same approach, requiring a Special Use Permit but specifically requiring review of the SUP for MMEs by the Board of Supervisors. Special Use Permits are typically reviewed by the Planning Commission and the Commission’s decision is final unless appealed to the Board of Supervisors.

Buffers from certain community facilities and residential neighborhoods

State law requires that no MME may be less than 1,000 feet from school and 300 feet from other “community facilities” (refer to attached State regulations summary for more detail). Some communities have adopted or are recommending additional buffers such as 1,000 feet from all community facilities and buffers from any residentially-zoned property (e.g. 300 feet). The attached maps show various buffer scenarios that the Board may consider in conjunction with appropriate zoning districts. Staff recommends including a buffer of 300 feet from residentially-

zoned properties for all MMEs. Buffers must meet the minimums of NRS but additional land use buffers may be established based on the particular circumstances of the community.

Fees

The Board may consider additional Special Use Permit and/or Business License fees for MMEs. It is anticipated that City staff involvement in the SUP process for MMEs will be more time consuming than with typical SUPs due to the nature of the permitting process through the State and ongoing compliance checks. Staff does not have a specific recommendation for fees but will work with the District Attorney's office and others to develop appropriate fees based on direction from the Board.

The issues noted above are not all inclusive of the regulations that would be proposed and are only intended to identify some of the key issues that the Board should consider and for which direction should be provided to staff. Additional considerations may be identified by the Board and appropriate direction provided to staff.

If you have any questions regarding MME regulations as it pertains to zoning or business license requirements, contact Lee Plemel at 283-7075 or lplemel@carson.org, or Susan Dorr Pansky at 283-7076 or spansky@carson.org.

EXHIBIT A

SUMMARY OF STATE REGULATIONS ADOPTED APRIL 1, 2014

(This summary is specific to what staff feels is applicable when considering local zoning regulations)

- Dispensaries – A maximum of two allowed in Carson City per SB 374 (two in counties with populations of 55,000 or more).
- Cultivation facilities, production facilities and independent testing laboratories have no specific limit per statute. However, the State will determine the appropriate number of these facilities necessary to serve and supply the dispensaries. The facilities will be ranked and approved up to the capacity determined by the State.
- The State will provide approval of medical marijuana establishments by issuing registration certificates. In the case of Carson City's allocated dispensaries, a certificate will be issued to the two highest ranking applications received by the State. These certificates are non-transferable.
- Medical marijuana establishments may not be located within 1,000 feet of a public or private school.
- Medical marijuana establishments may not be located within 300 feet of a community facility including:
 - A facility that provides day care to children;
 - A public park;
 - A playground;
 - A public swimming pool;
 - A center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents;
 - A church or synagogue or other building, structure or place used for religious worship or other religious purpose.
- Applications to the State must include the physical address where the proposed medical marijuana establishment will be located.
- Applications to the State must include evidence that the applicant owns the property on which the proposed medical marijuana establishment will be located or has the written permission of the property owner to operate.
- If the local jurisdiction has enacted zoning restrictions, proof of licensure with that jurisdiction is required as a part of the State application OR a letter from the local jurisdiction certifying that the proposed medical marijuana establishment is in compliance with local restrictions and satisfies all applicable building requirements.
- The State will not accept applications for medical marijuana establishments for more than a total of 10 business days during any one calendar year.
- When ranking applications, the State will consider the following criteria as it potentially relates to local jurisdictions:
 - Whether the proposed location of the medical marijuana establishment would be convenient to serve the needs of persons who are authorized to engage in the medical use of marijuana;
 - The likely impact of the proposed medical marijuana establishment on the community in which it is proposed to be located;
 - The adequacy of the size of the proposed medical marijuana establishment to serve the needs of persons who are authorized to engage in the medical use of marijuana.

- Medical marijuana establishments must:
 - Be located in a separate building or facility that is located in a commercial or industrial zone or overlay;
 - Comply with all local ordinances and rules pertaining to zoning, land use and signage;
 - Have an appearance, both as to the interior and exterior, that is professional, orderly, dignified and consistent with the traditional style of pharmacies and medical offices;
 - Have discreet and professional signage that is consistent with the traditional style of signage for pharmacies and medical offices.
- All cultivation or production of marijuana must be carried out in an enclosed, locked facility that is only accessible by medical marijuana establishment agents who are lawfully associated with the facility.
- Medical marijuana may not be smoked or consumed on the premises or property of any medical marijuana establishment.
- Medical marijuana is allowed to cross county lines within Nevada but is prohibited from crossing State lines.

Complete adopted State regulations may be found at the following link:

http://health.nv.gov/MedicalMarijuana/R004-14A_AdoptRegulations.pdf

The complete text of NRS Chapter 453A, Medical Use of Marijuana, may be found at the following link:

<http://www.leg.state.nv.us/NRS/NRS-453A.html>

EXAMPLE MEDICAL MARIJUANA ESTABLISHMENT ORDINANCES – ADOPTED AND PROPOSED

(Note these ordinances are specific to zoning only and do not include business licensing, building or criminal code changes)

Clark County - Adopted on March 19, 2014:

- A maximum of 40 dispensaries are allowed in all of Clark County.
- Up to 10 dispensaries are allowed in each municipality but not more than 25% of the total number of dispensaries allowed in the county can be located within any single jurisdiction.
- A Special Use Permit required for all medical marijuana establishments.
- Clark County has set an application filing period on medical marijuana establishments of April 16, 2014 through May 2, 2014.
- No applications for Special Use Permits will be accepted without verification of prior submittal to Business Licensing for review.
- No applications for dispensary Special Use Permits will be accepted if maximum number of dispensaries have been approved and remain active.
- \$5,000 Special Use Permit base fee, \$2,500 Extension base fee.
- Any medical marijuana establishment application or extension application will be considered in a single hearing by the Board of Commissioners (does not go through Planning Commission first).
- Standards for approval:

- Does crime in the area pose an undue threat to the security of the medical marijuana establishment?
- Does the medical marijuana establishment have an adequate security and transportation plan?
- Does the design of the medical marijuana establishment maintain a professional appearance?
- Shall also consider the following, but is under no obligation to approve the maximum number of dispensaries permitted:
 - Are dispensaries properly dispersed throughout the more populous areas of Clark County for sufficient and convenient access?
 - Is the proposed location proximately located to medical offices, pharmacies, neighborhood services or similar facilities, including by way of public transportation, so patrons may conveniently access other facilities to serve their medical needs?
- The applicant shall specify a medical marijuana establishment business owner to satisfy preliminary business license review and who is suitable to operate a medical marijuana establishment.
- Any Special Use Permit issued is specific to the medical marijuana establishment business owner only. A new Special Use Permit will be required when there is a change in ownership.
- Special Use Permit expiration to be determined at time of public hearing.
- Noticing is required for extensions on Special Use Permits for medical marijuana establishments.
- Applications must list the names of all individuals holding any ownership in a medical marijuana establishment.
- Dispensaries:
 - Allowed with Special Use Permit in Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), Designed Manufacturing (M-D) and Light Manufacturing (M-1) zoning districts. Any medical marijuana establishment application or extension application will be considered in a single hearing by the Board of Commissioners (does not go through Planning Commission first);
 - May not be located less than 1,000 feet from a school, 300 feet from a community facility or 330 feet from a residential use unless waived with the approval of a waiver of development standards (must provide evidence certified by a professional land surveyor verifying separations);
 - Not permitted within Las Vegas Boulevard Gaming Corridor;
 - Must be conducted within an enclosed building;
 - Signage limited to wall signs, monument and freestanding signs subject to the following:
 - When advertising on a freestanding sign, the dispensary cannot be the only sign;
 - Maximum area of wall sign or tenant panel in freestanding sign is 30 square feet;
 - Sign regulations in applicable zoning district also apply.
 - Medical marijuana is to be obtained from a cultivation or production facility in Clark County if adequate supply is available;
 - Hours of operation are limited to daytime hours;
 - Drive through windows are not permitted.

- Cultivation Facilities:
 - Allowed with Special Use Permit in the Designed Manufacturing (M-D) and Light Manufacturing (M-1) zoning districts. Any medical marijuana establishment application or extension application will be considered in a single hearing by the Board of Commissioners (does not go through Planning Commission first);
 - May not be located less than 1,000 feet from a school, 300 feet from a community facility or 660 feet from a residential use unless waived with the approval of a waiver of development standards (must provide evidence certified by a professional land surveyor verifying separations);
 - Not permitted within the Las Vegas Boulevard Gaming Corridor;
 - Outdoor cultivation is not permitted;
 - Retail sales are not permitted;
 - Wall signs only, limited to 30 square feet, sign regulations in applicable zoning district also apply.
- Production Facilities:
 - Allowed with Special Use Permit in Designed Manufacturing (M-D) and Light Manufacturing (M-1) zoning districts. Any medical marijuana establishment application or extension application will be considered in a single hearing by the Board of Commissioners (does not go through Planning Commission first);
 - May not be located less than 1,000 feet from a school, 300 feet from a community facility or 660 feet from a residential use unless waived with the approval of a waiver of development standards (must provide evidence certified by the professional land surveyor verifying separations);
 - Not permitted within Las Vegas Boulevard Gaming Corridor;
 - Must be located within an enclosed building;
 - Retail sales not permitted;
 - Wall signs only, limited to 30 square feet, sign regulations in applicable zoning district also apply.
- Independent Testing Laboratories:
 - Allowed with Special Use Permit in Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), Designed Manufacturing (M-D) and Light Manufacturing (M-1) zoning districts. Any medical marijuana establishment application or extension application will be considered in a single hearing by the Board of Commissioners (does not go through Planning Commission first);
 - May not be located less than 1,000 feet from a school or 300 feet from a community facility (must provide evidence certified a professional land surveyor verifying separations);
 - Not permitted within Las Vegas Boulevard Gaming Corridor;
 - Must be conducted within an enclosed building;
 - Wholesale and retail sales are not permitted;
 - Wall signs only, limited to 30 square feet, sign regulations in applicable zoning district also apply.

City of Las Vegas - Proposed:

(City Council approved medical marijuana establishments within city limits on March 19, 2014, public workshops on proposed ordinances held March 26, 2014 and April 1, 2014, ordinances likely to be introduced in May 2014. Moratorium in effect until July 2, 2014)

- Up to 10 dispensaries are allowed, but not more than 25% of the total number of dispensaries allowed in Clark County.
- Special Use Permit required for medical marijuana dispensaries, cultivation facilities and production facilities.
- No specific location or Special Use Permit requirements for independent testing laboratories.
- Limits number of dispensaries with Las Vegas city limits.
- Dispensaries are not allowed in tourist locations of the City.
- Cessation of use expunges Special Use Permit for all medical marijuana facilities.
- Must obtain State approval to operate prior to Special Use Permit being exercised.
- Dispensaries:
 - Allowed with Special Use Permit in General Commercial (C-2), Commercial/Industrial (C-M) and Industrial (M) zoning districts only;
 - May not be located within 1,000 feet of any other medical marijuana dispensary, medical marijuana cultivation facility or medical marijuana production facility or school, within 200 feet of a residential zoning district or within 300 feet of any church/house of worship, child care center, community recreation facility or City park;
 - No more than one dispensary is permitted per sector of the City of Las Vegas as described in the 2020 Master Plan;
 - No outside storage or use of shipping containers onsite;
 - Access to building from one point of entry and exit. No other access to the internal building is permitted;
 - No drive through facilities are permitted in conjunction with dispensaries;
 - One wall sign at maximum size of 10 feet in area and not more than two feet high;
 - Minimum size of dispensary is 3,500 square feet and designed to have sufficient interior space to provide adequate customer waiting areas, queuing and transaction space;
 - Elevations and signage reviewed by Downtown Design Review Committee (DDRC) prior to any public hearing for a Special Use Permit;
 - No dispensaries are permitted on Las Vegas Boulevard or Freemont Street;
 - No accessory uses are permitted in association with a dispensary;
 - One parking space per 175 square feet of gross floor area.
- Cultivation Facilities:
 - Allowed with Special Use Permit in Commercial/Industrial (C-M) and Industrial (M) zoning districts only;
 - May not be located within 1,000 feet of any medical marijuana dispensary or any school, within 200 feet of a residential zoning district or within 300 feet of any church/house of worship, child care center, community recreation facility or City park;
 - No outside storage or use of shipping containers onsite;
 - Air filtration system required prior to Certificate of Occupancy;

- One wall sign at maximum size of 10 feet in area and not more than two feet high;
- Minimum size of facility is 5,000 square feet;
- One parking space per 1,000 square feet of gross floor/yard area.
- Production Facilities:
 - Allowed with Special Use Permit in Commercial/Industrial (C-M) and Industrial (M) zoning districts only;
 - May not be located within 1,000 feet of any medical marijuana dispensary or school, within 200 feet of a residential zoning district or within 300 feet of any church, house of worship, child care center, community recreation facility or City park;
 - No outside storage or use of shipping containers onsite;
 - Air filtration system required prior to issuance of Certificate of Occupancy;
 - One wall sign at maximum size of 10 feet in area and not more than two feet high;
 - Minimum size of facility is 5,000 square feet;
 - One parking space per 500 square feet of gross floor area.

City of Sparks - Proposed:

(Approved by Planning Commission on March 6, 2014, to be heard by City Council on April 28, 2014)

- Currently proposing local regulations for medical marijuana cultivation facilities, production facilities and independent testing laboratories. All regulations outlined apply to these facilities only. Local regulations on dispensaries anticipated to be heard by City Council in June 2014.
- Allowed in the Industrial (I) zoning district with an administrative review approval.
- Must be located in a standalone building.
- Must comply with Nevada State laws for minimum distance requirements.
- Must be located in a permanent building that meets City of Sparks building and fire codes for a commercial building. Cannot be located in a manufactured or mobile home, trailer, cargo container, motor vehicle or similar personal property.
- Must have restricted access to the site and building (e.g. gated, limited number of driveways, controlled entrance, etc.), subject to City approval.
- Loading and unloading associated with operations shall, if feasible, be within the building of the permitted facility or have a secured area approved by the City.
- Loading or unloading shall only occur between 6:00am and 5:00pm.
- Must comply with Nevada State laws for operating standards.
- Medical marijuana remnants, infused products, bi-products and other waste material shall be disposed of in a safe, sanitary and secure manner, in a location and manner approved by the State and subject to City approval.
- Must provide a written public safety plan, subject to City approval.
- An approved administrative review shall expire 18 months from the date of issuance of the registration certificate issued by the State if it is not fully operational.
- City shall be notified a minimum of 15 days prior to the closure of any facility.
- Emissions must comply with Washoe County Health regulations.

- No medical marijuana may be smoked, eaten or otherwise consumed on the premises of any facility.
- No medical marijuana shall be displayed or kept in a facility where it is visible from the outside of the premises.
- Medical marijuana production facility parking requirement is one space per 1,000 square feet of net usable area devoted to production, processing or manufacturing.
- Medical marijuana independent testing laboratory parking requirement is one space per 250 square feet of gross floor area.
- Medical marijuana cultivation facility parking requirement is one space per 4,500 square feet of net usable area devoted to cultivation operations.

Washoe County - Proposed:

(Approved by Planning Commission on March 4, 2014. First reading at County Commissioners' meeting on March 25, 2014 and second reading scheduled for April 8, 2014)

- Maximum of 10 dispensaries allowed in all of Washoe County.
- No more than 25% of the total number of dispensaries allowed in the county can be located within any single jurisdiction.
- Washoe County intends to do the bulk of its regulation of medical marijuana establishments through Business Licensing.
- Dispensaries:
 - Allowed in General Commercial (GC), Neighborhood Commercial (NC), Tourist Commercial (TC) and Industrial (I) zoning districts only;
 - Three parking spaces per 1,000 square feet of building space and one parking space per employee during peak employment shift.
- Cultivation Facilities:
 - Allowed in General Commercial (GC) and Industrial (I) zoning districts only;
 - One parking space per employee during peak employment shift.
- Production Facilities:
 - Allowed in General Commercial (GC) and Industrial (I) zoning districts only;
 - One parking space per employee during peak employment shift.
- Independent Testing Laboratories:
 - Allowed in General Commercial (GC) and Industrial (I) zoning districts only;
 - One parking space per employee during peak employment shift.

City of Reno – Stay on acceptance of land use and business license applications approved on September 25, 2013

Douglas County – Moratorium until roughly September 6, 2014

Lyon County – Prohibition within unincorporated county approved on October 3, 2013

City of Fernley – Moratorium until roughly May 6, 2014

City of Yerington – Moratorium until roughly July 13, 2014



Carson City Business License Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2105 Hearing Impaired: 711
www.carson.org/businesslicense

MEMORANDUM

Board of Supervisors Meeting of April 17, 2014

TO: Board of Supervisors
FROM: Lena Reseck, Senior Permit Technician
DATE: April 3, 2014
SUBJECT: **Progress on Draft Regulations for Medical Marijuana Business Licenses**

Business License staff is in the process of reviewing the State of Nevada regulations set forth in NRS Chapter 453A for Medical Marijuana Establishments as it relates to possible changes in the Business License ordinance in Carson City. Because the State regulations were just recently adopted (April 1, 2014) the preliminary items that have been discussed among staff thus far are as follows:

- The State of Nevada regulations include provisions for mandatory and extensive background investigations of applicants wishing to own and operate medical marijuana establishments. As a result of these requirements, staff does not feel that background investigations at the City level are necessary. This would be similar to the way gaming licenses are treated in the City – because the State has strict regulations on operation of these facilities, additional local level background investigations are not needed.
- Staff does not anticipate issuing business licenses for medical marijuana establishments within the City until applicants have received their State issued certificate. Staff is evaluating what the best approach would be to provide documentation the applicant requires for their State application. This documentation could be in the form of a provisional Business License approval, or a letter stating that pending applicable local land use approval a Business License will be issued after the State certificate is received. Staff believes either option would be acceptable to the State for initial applications.

Staff will continue to review the State regulations as well as other local jurisdictions' proposed and adopted ordinance revisions, then will provide recommendations to the Board on revisions to the Business License ordinance. It is anticipated that proposed changes to the Business License ordinance will be recommended in conjunction with proposed changes to the Zoning and Building ordinances.

If you have any questions or would like additional information, please contact me at 283-7059 or lreseck@carson.org.



Carson City Building Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2310 – Hearing Impaired: 711
building@carson.org
www.carson.org/building

MEMO TO: Mayor and Board of Supervisors

FROM: Community Development, Building Division

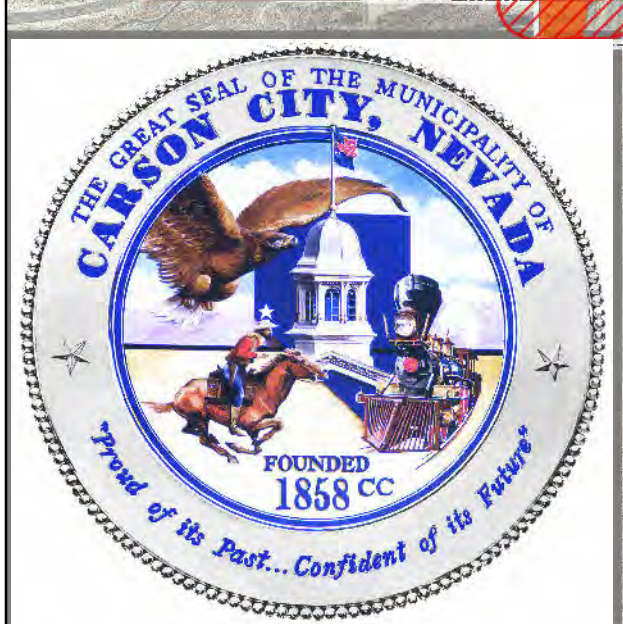
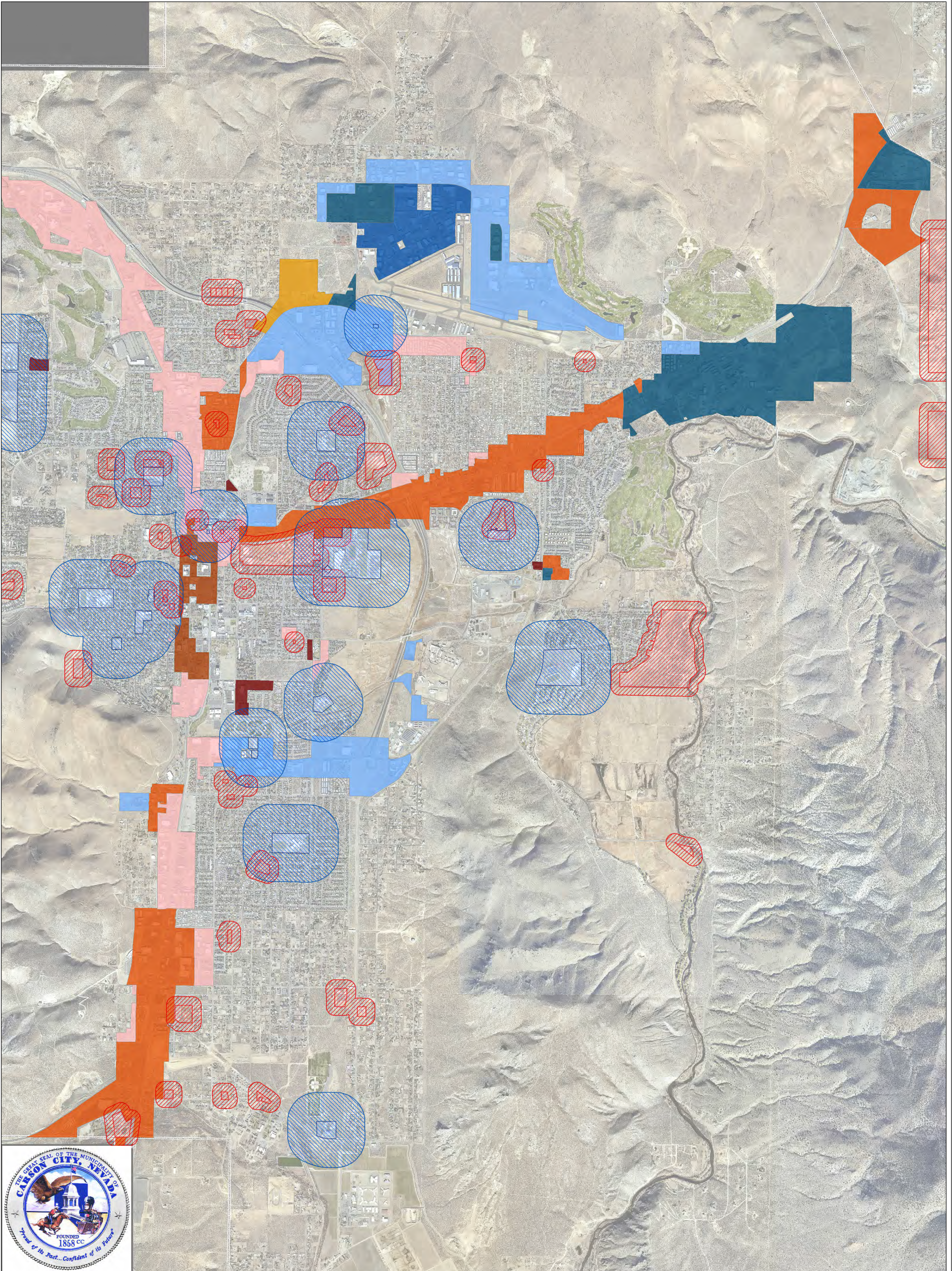
DATE: April 17, 2014








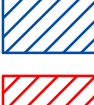

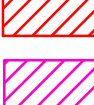

SUBJECT: CCMC Title 15, possible building code amendments for “Medical Marijuana Dispensaries and Grow Houses”

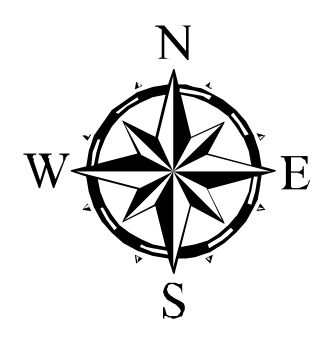
Building Division staff are currently researching and corresponding with other jurisdictions in Nevada and California regarding the need for possible building code amendments related to marijuana dispensaries and grow houses.

The nature of these proposed uses may require additional code language that is not currently in our adopted body of codes due to specific utility needs and conditioning requirements for the dispensaries and cultivation of the crops.

Potential Locations of Marijuana Establishments



- | | |
|--|--|
|  NB (Neighborhood Business) |  LI (Limited Industrial) |
|  RC (Retail Commercial) |  GI (General Industrial) |
|  GC (General Commercial) |  AIP (Airport Industrial) |
|  TC (Tourist Commercial) |  1,000 Ft Buffer - Schools |
|  DTMU (Downtown Mixed-Use) |  300 Ft Buffer - Other Community Facilities |
| |  300 Ft Buffer - Residential Zonings |

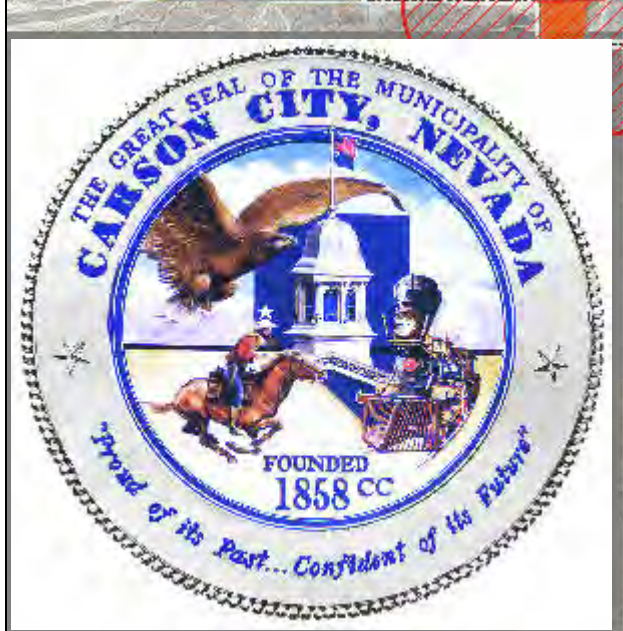
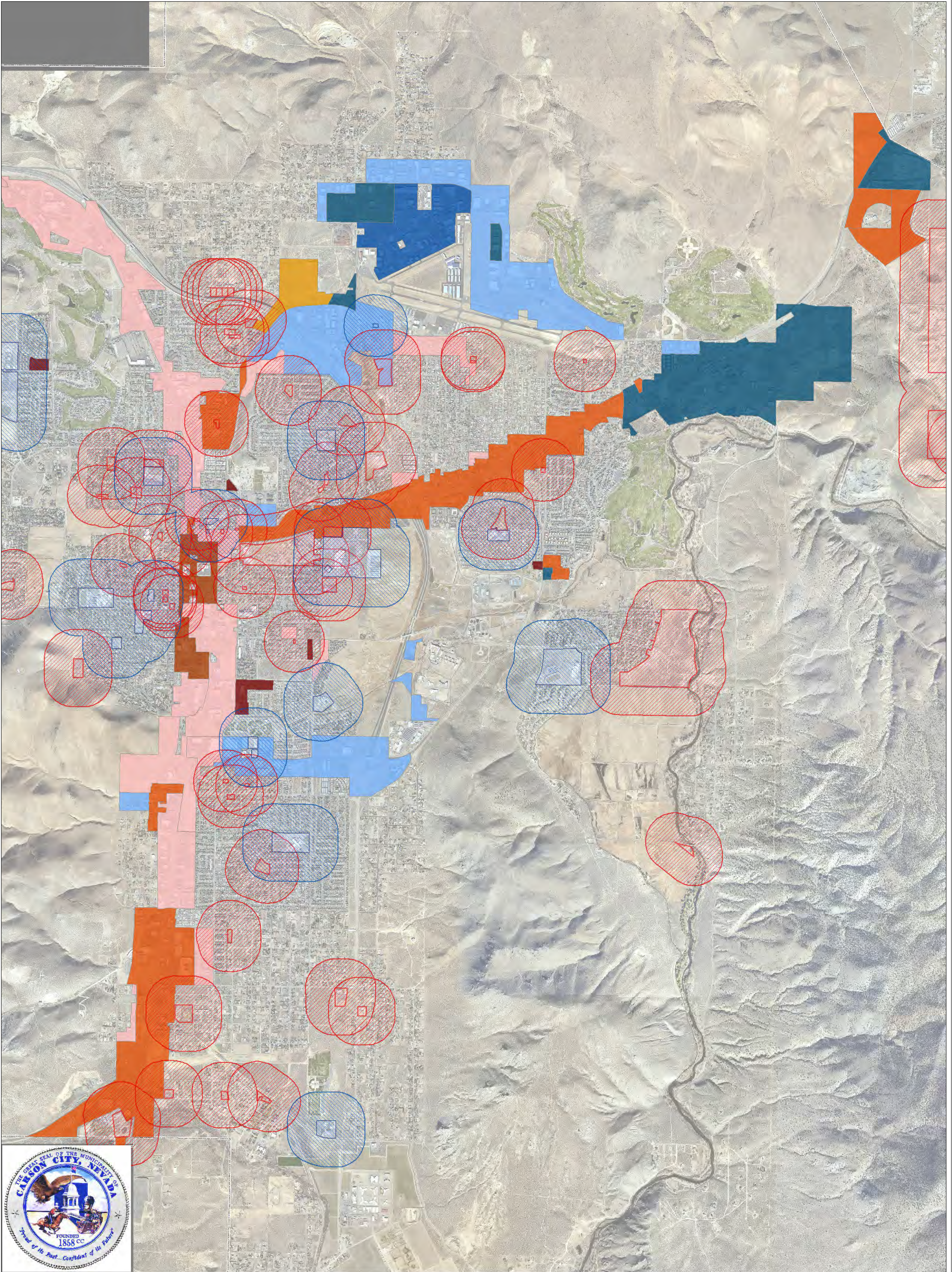


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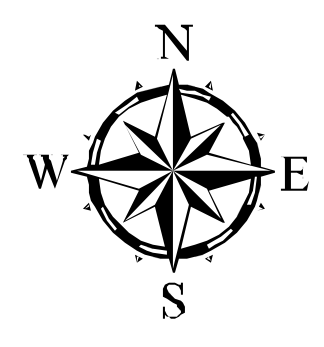


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Potential Locations of Marijuana Establishments



- NB (Neighborhood Business)
- RC (Retail Commercial)
- GC (General Commercial)
- TC (Tourist Commercial)
- DTMU (Downtown Mixed-Use)
- LI (Limited Industrial)
- GI (General Industrial)
- AIP (Airport Industrial)
- 1,000 Ft Buffer - Schools
- 1,000 Ft Buffer - Other Community Facilities

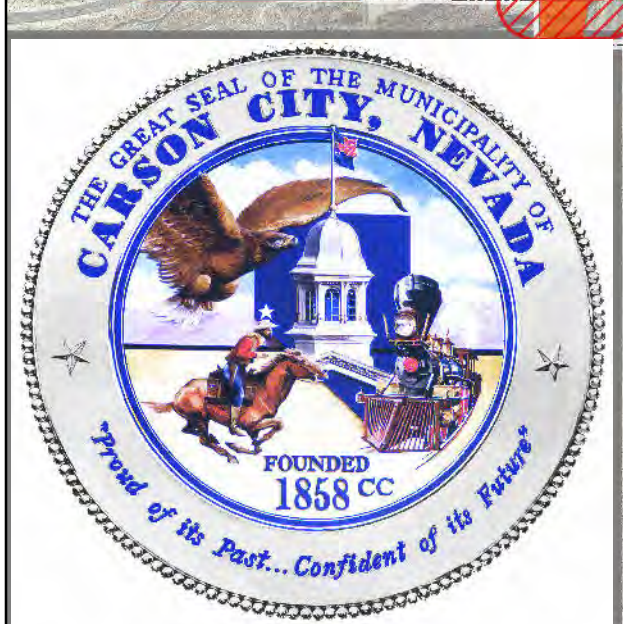
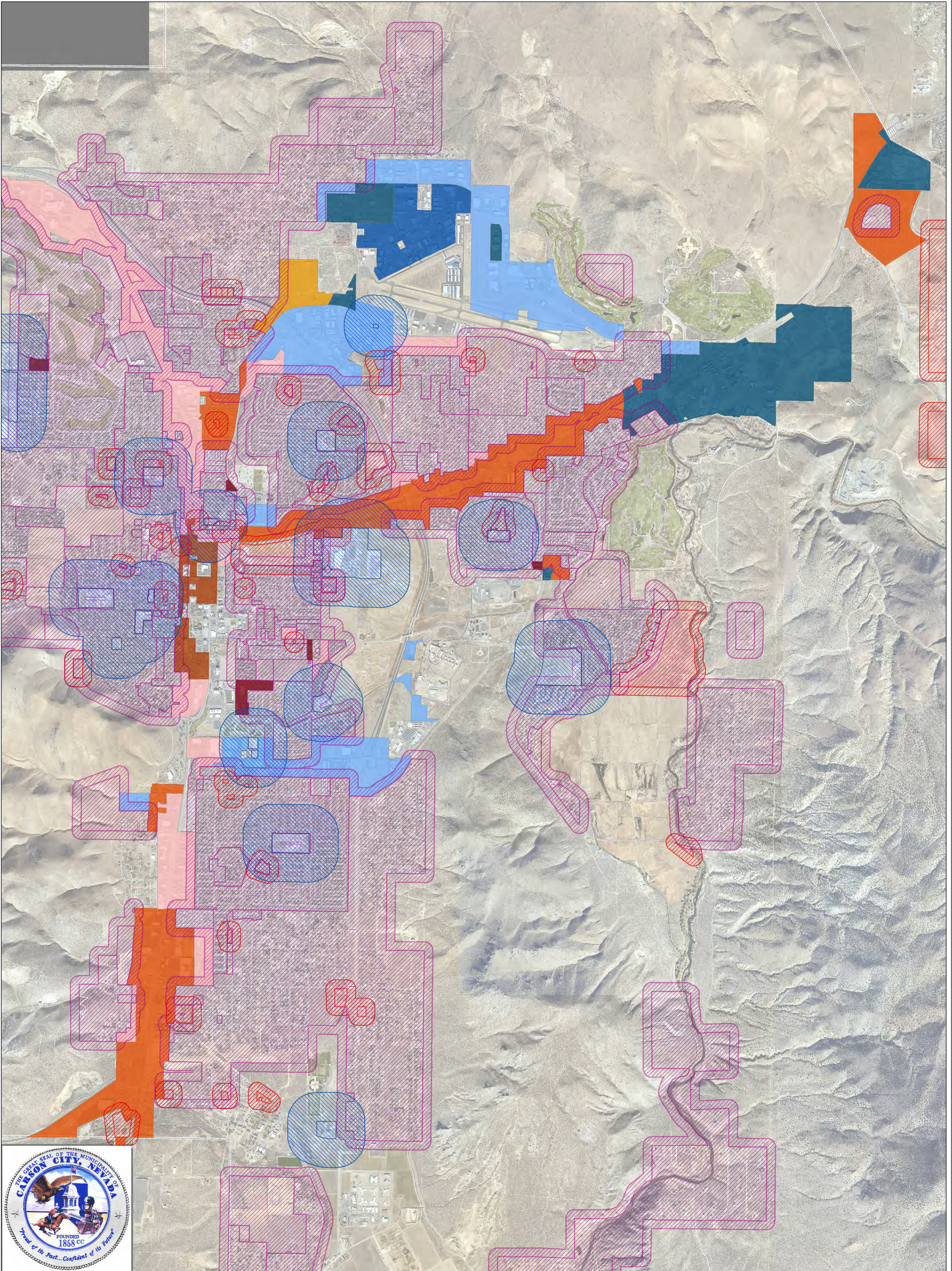


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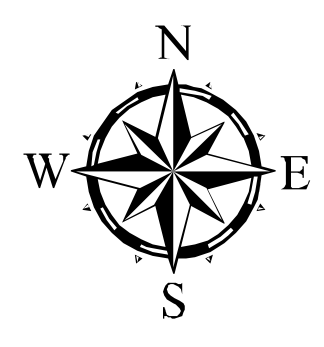


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Potential Locations of Marijuana Establishments



- NB (Neighborhood Business)
- RC (Retail Commercial)
- GC (General Commercial)
- TC (Tourist Commercial)
- DTMU (Downtown Mixed-Use)
- LI (Limited Industrial)
- GI (General Industrial)
- AIP (Airport Industrial)
- 1,000 Ft Buffer - Schools
- 300 Ft Buffer - Other Community Facilities
- 300 Ft Buffer - Residential Zonings

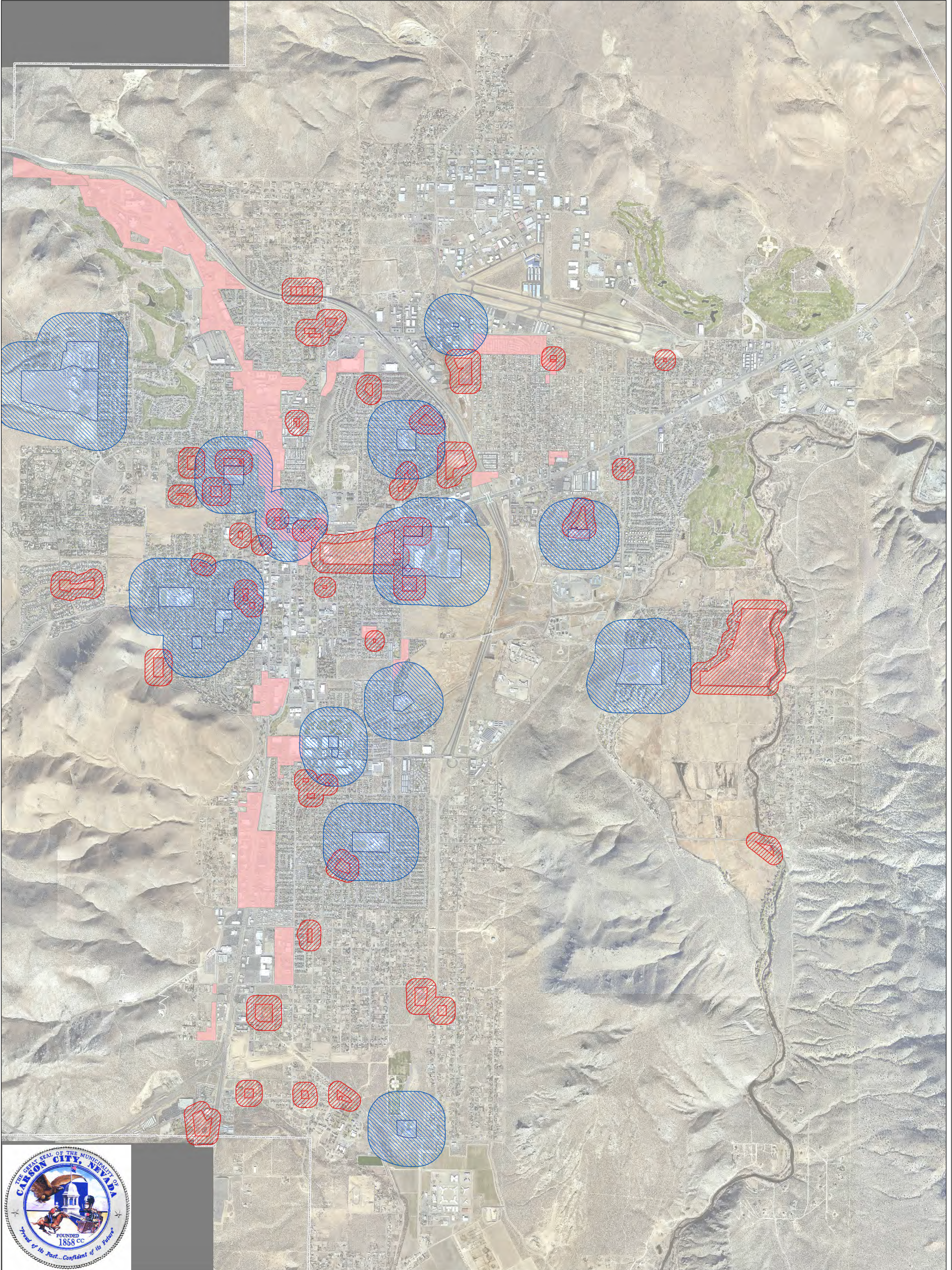





0 0.225 0.45 0.9 Miles

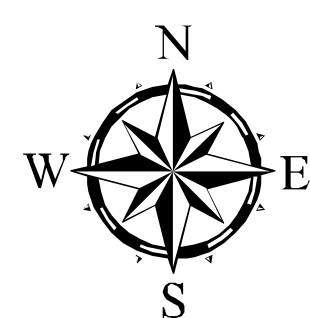


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Potential Locations of Marijuana Establishments



-  RC (Retail Commercial)
-  1,000 Ft Buffer - Schools
-  300 Ft Buffer - Other Community Facilities

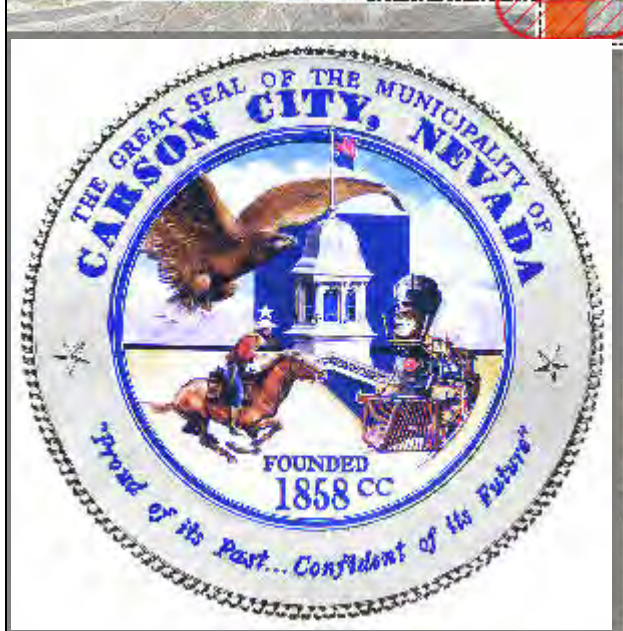
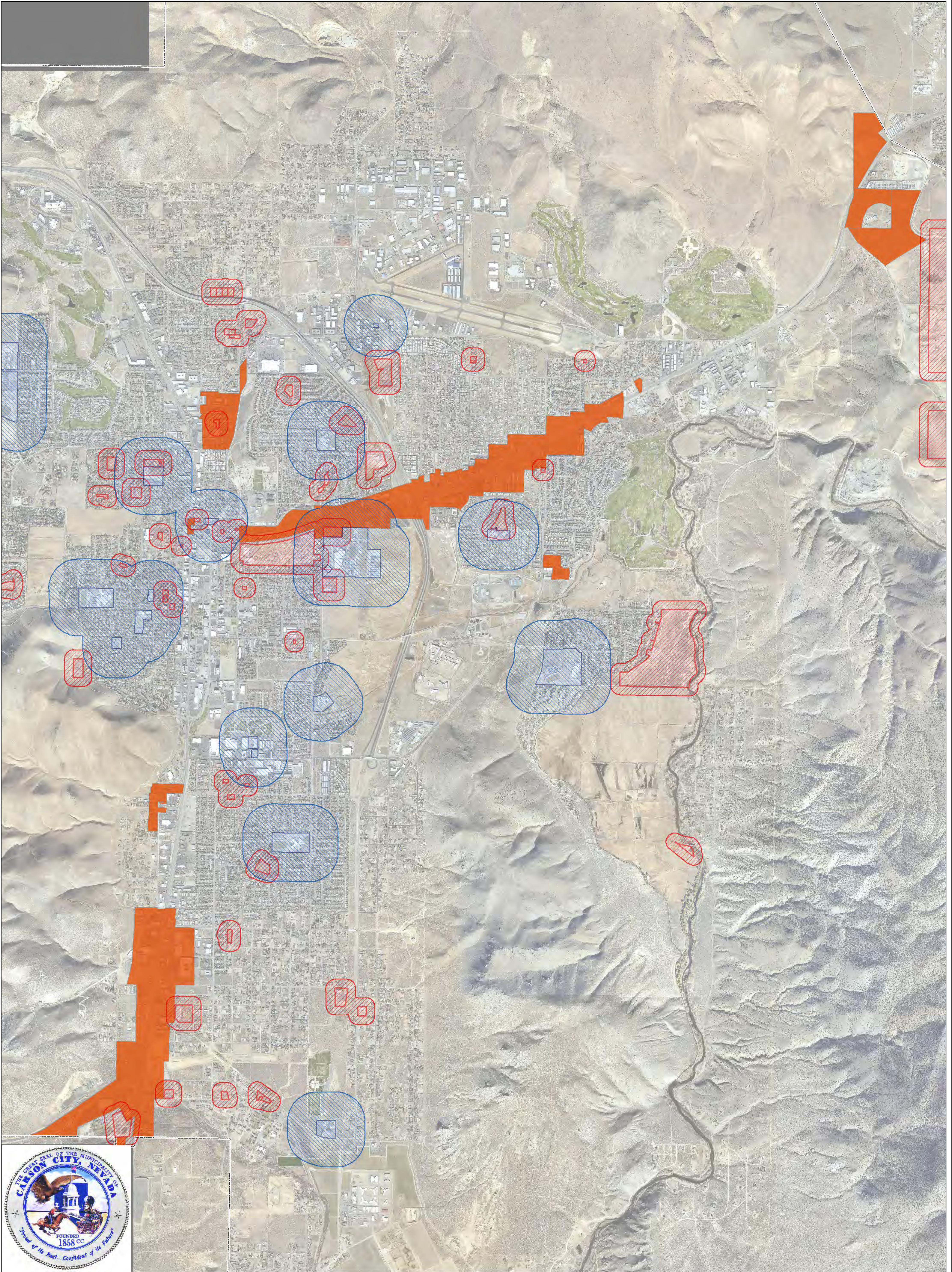




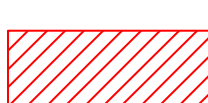
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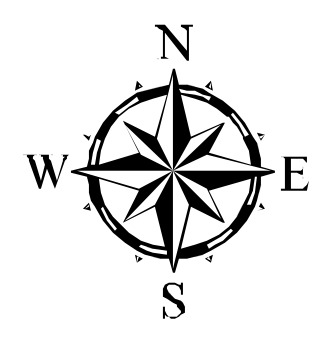


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Potential Locations of Marijuana Establishments



-  GC (General Commercial)
-  1,000 Ft Buffer - Schools
-  300 Ft Buffer - Other Community Facilities

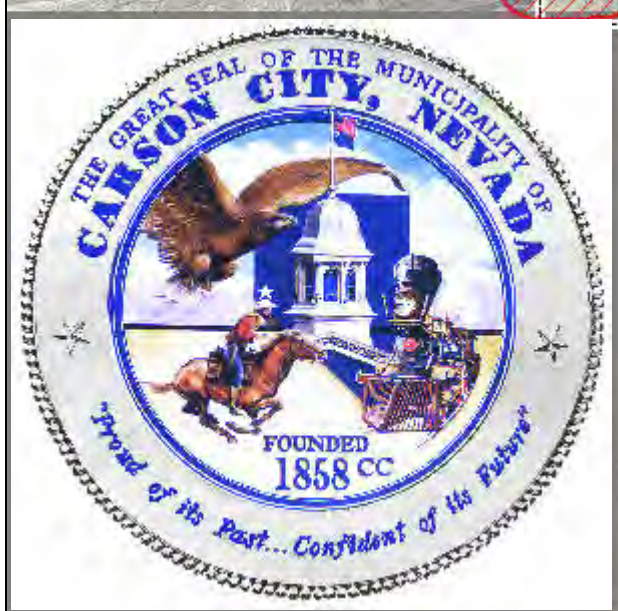
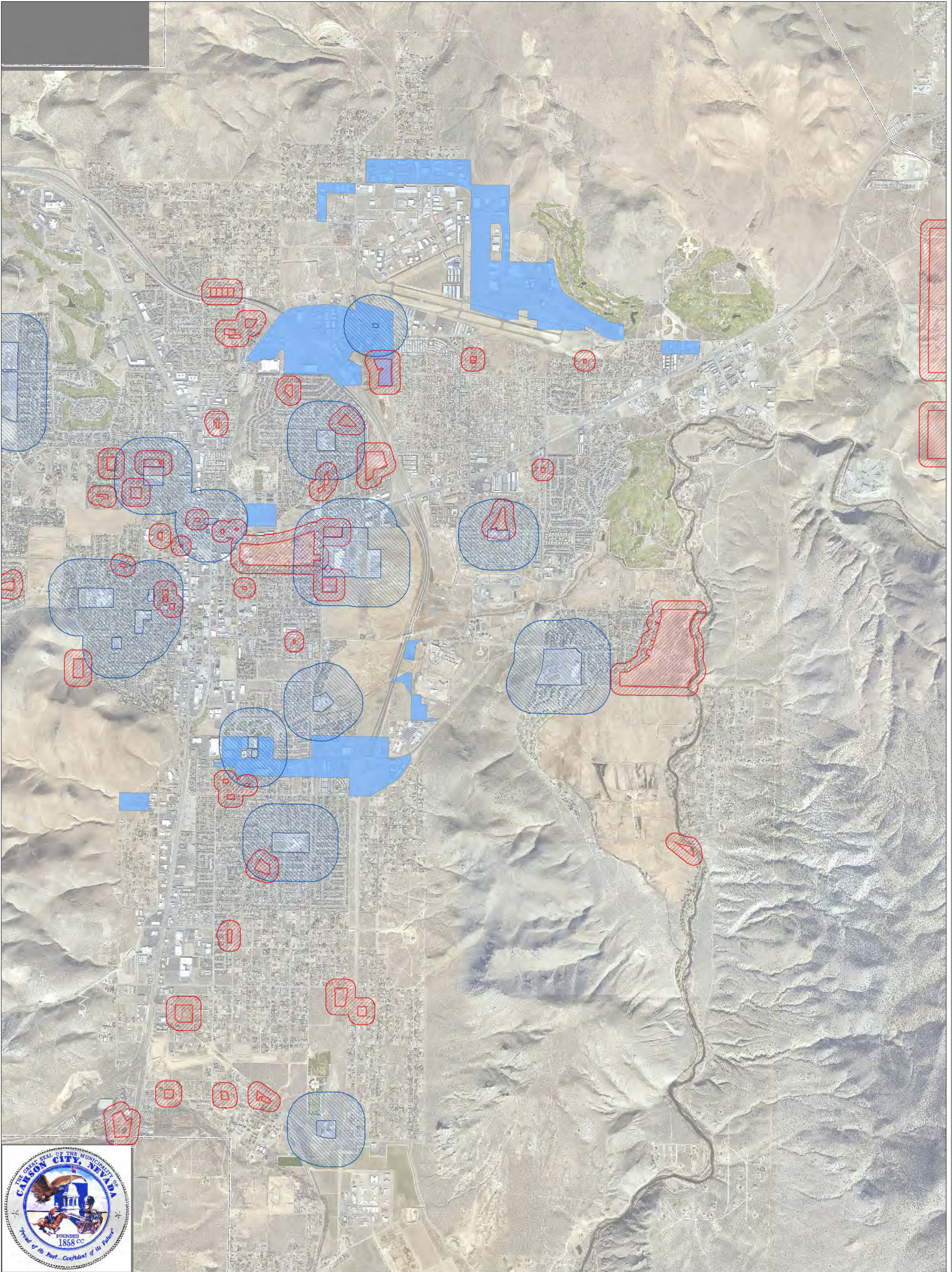





0 0.225 0.45 0.9 Miles

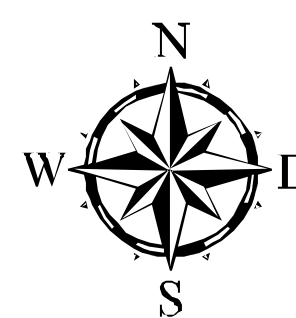


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Potential Locations of Marijuana Establishments



-  LI (Limited Industrial)
-  1,000 Ft Buffer - Schools
-  300 Ft Buffer - Other Community Facilities

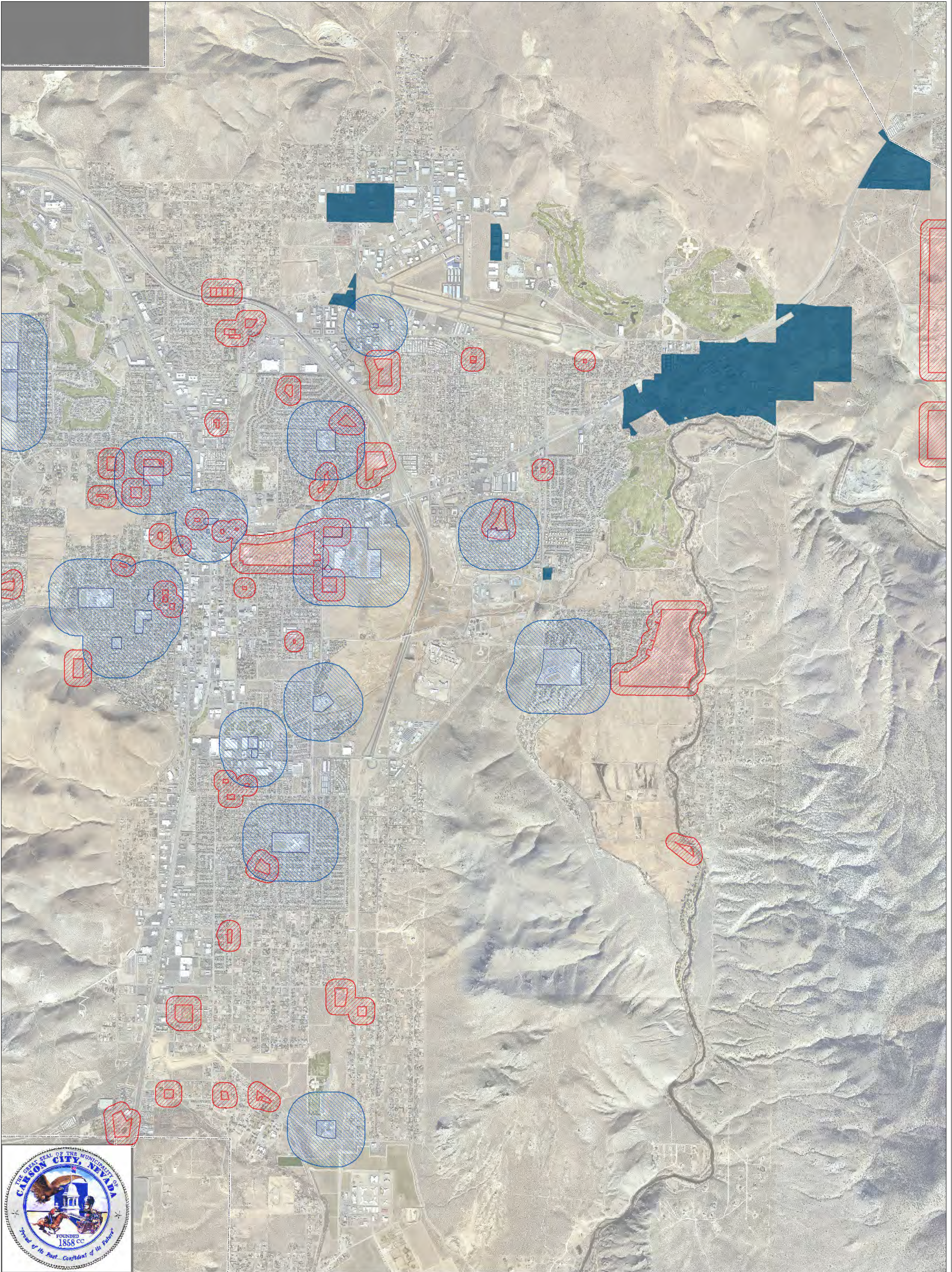





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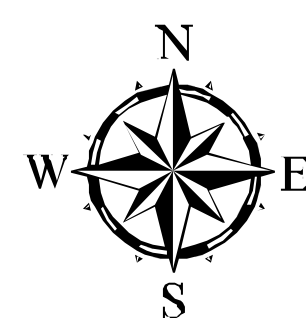


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Potential Locations of Marijuana Establishments



-  GI (General Industrial)
-  1,000 Ft Buffer - Schools
-  300 Ft Buffer - Other Community Facilities



0 0.225 0.45 0.9 Miles



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