



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 19, 2023
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Dec 15, 2022 6:00 PM**
- 3. Agenda Items**
 - A. Selection of 2023 Chair, Vice Chair and Secretary**
 - B. Zoning Code Changes Pertaining to Amendment 3 - PUBLIC HEARING**
 - C. Zoning Code Changes Pertaining to Amendment 3 - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 4th day of January, 2023.

Daniel Barnett , City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
DECEMBER 15, 2022
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Absent	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Jacie Boyd, Real Estate Manager for Knight-Swift Transportation; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Nov 17, 2022 6:00 PM

With no additions or corrections, the minutes from the November 17, 2022, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Brian Pulliam
AYES:	Wood, Milner, Welton, Crawford, Pulliam
ABSENT:	Chris Chiodini, Judy Bowman, Cheryl Bush

3. Agenda Items

A. Swift Transportation Rezoning from C-2 to M-2 - PUBLIC HEARING

Director Stanton presented the Staff Report for an application from Knight-Swift Transportation requesting rezoning of 2704 N. State Route 291 from Service Business

District (C-2) to General Industrial District (M-2). Staff's key issues with the rezoning of the property were that the City's 2040 Comprehensive Plan shows that area as Regional Commercial, which the current zoning aligns with; and that the heavy semi-truck traffic with the proposed use is not supported by the Comprehensive Plan. Director Stanton said that after talking with Ms. Boyd, they had discussed other potential options for a more suitable type of business at this location. Staff recommends denial of the application.

Jacie Boyd, Real Estate Manager for Knight-Swift Transportation, told the Commission that Swift made the mistake of not thoroughly researching the property before it was purchased. They did not realize that the previous owner was operating out of the property illegally. She also said that her company takes pride in their properties, and whether the proposed rezoning was approved or not that they are already working on cleaning up the property. Ms. Boyd stated that knowing Staff was recommending denial of the application, they have a more retail oriented concept that would work well in the space.

The Public Hearing was closed at 6:09 PM.

B. Swift Transportation Rezoning from C-2 to M-2 - CONSIDERATION

Brian Pulliam made a motion to recommend denial of the presented application to the Board of Alderman. Wilbert Crawford seconded the motion. The motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Pulliam
SECONDER:	Wilbert Crawford
AYES:	Wood, Milner, Welton, Crawford, Pulliam
ABSENT:	Chris Chiodini, Judy Bowman, Cheryl Bush

4. Discussion Items

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Brian Pulliam seconded. The meeting was adjourned at 6:15 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: January 4, 2023
SUBJECT: Selection of 2023 Chair, Vice Chair and Secretary

Type of Item: *Discussion*

A. Action Item (ID # 4415)

Selection of 2023 Chair, Vice Chair and Secretary



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: January 4, 2023
SUBJECT: Zoning Code Changes Pertaining to Amendment 3 - PUBLIC HEARING

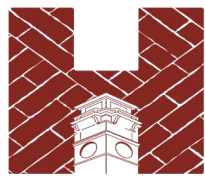
Type of Item: *Public Hearing*

B. Action Item (ID # 4413)

Zoning Code Changes Pertaining to Amendment 3 - PUBLIC HEARING

Attachments:

Amendment 3 P&Z 1-19-23 Packet (PDF)



To: Planning & Zoning Commission
From: Christina Stanton, AICP, Community Development Director
Date: January 19, 2023
Re: Zoning Code Changes Pertaining to Medical and Adult Use Marijuana

GENERAL INFORMATION

Applicant: N/A
Requested Actions: Consideration of proposed Code changes
Date of Application: N/A

PROPOSAL

Municipal Code changes pertaining to medical and adult use marijuana subject to Amendment 3:

- Adding definitions to Section 405.030.B
 - Comprehensive Facility
 - Comprehensive Marijuana Cultivation Facility
 - Comprehensive Marijuana Dispensary Facility
 - Comprehensive Marijuana-Infused Products Manufacturing Facility
 - Marijuana Facility
 - Marijuana Microbusiness Facility
 - Microbusiness Dispensary Facility
 - Microbusiness Wholesale Facility
 - Preroll
- Amending some definitions in Section 405.030.B
 - Marijuana or Marihuana
 - Marijuana-Infused Products
 - Medical Marijuana Cultivation Facility
 - Medical Marijuana Dispensary Facility
 - Medical Marijuana-Infused Products Manufacturing Facility
 - Marijuana Testing Facility
 - Medical Marijuana Use
- Amending Section 405.573—Standards for Medical Marijuana Uses to encompass both medical and non-medical
- Amending Land Use Table to encompass both medical and non-medical marijuana uses

PREVIOUS ACTIONS

- No previous formal actions to these Sections of the Code based upon Amendment 3.
- Section 405.573 was created by Ordinance No. 3469 approved by the Board of Aldermen on June 17, 2019.

- **January 3, 2023—The Board of Aldermen discussed the proposed changes in a work session and recommended staff move forward with the Code changes.**

KEY ISSUES

- **Currently the Zoning Regulations only cover medical marijuana uses.**
- **With the passage of Amendment 3, the Zoning Regulations need to be updated to cover non-medical uses as well.**

ATTACHMENTS

- 1. Staff Commentary and Mark-ups**
- 2. Clean Copy of Code Changes**
- 3. Land Use Table Mark-ups**
- 4. Clean Copy of Land Use Table**

STAFF CONTACT: Christina Stanton, AICP—Director of Community Development



Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The changes being proposed are being done in response to the approved Amendment 3. Staff and Legal have reviewed the changes to Article XIV of the Missouri State Constitution and reviewed other summary documentation and ordinances from other communities. The changes reflected below are specific to the definitions in the Zoning Regulations and changes to marijuana uses under the Supplementary Regulations of the Land Use Article in the City's Code of Ordinances.

Section 405.030.B Definitions and Rules of Construction.

[Ord. No. 1825, 5-13-1991; Ord. No. 2504 §1, 6-8-1998; Ord. No. 3107 §§1 — 2, 10-19-2009]

Comprehensive Facility

A comprehensive marijuana cultivation facility, comprehensive marijuana dispensary facility, or a comprehensive marijuana-infused products manufacturing facility.

Comprehensive Marijuana Cultivation Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a medical facility, comprehensive facility, or marijuana testing facility. A comprehensive marijuana cultivation facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana. A comprehensive marijuana cultivation facility's authority to process marijuana shall include the creation of prerolls, but shall not include the manufacture of marijuana-infused products.

Comprehensive Marijuana Dispensary Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in Section 2, Article XIV of the Missouri State Constitution to a qualifying patient or primary caregiver, as those terms are defined in Section 1, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of said Article and as otherwise allowed by law, to a comprehensive facility, a marijuana testing facility, or a medical facility. Comprehensive dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet, including from a third party. A comprehensive marijuana dispensary facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana, but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in said Article and provided for by general or local law. A comprehensive marijuana dispensary facility's authority to process marijuana shall include the creation of prerolls.

Comprehensive Marijuana-Infused Products Manufacturing Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, process, package, store, manufacture, transport to or from a medical facility, comprehensive facility, or marijuana testing facility, and sell marijuana-infused products, prerolls, and infused prerolls to a marijuana dispensary facility, a marijuana testing facility, or another marijuana-infused products manufacturing facility. A comprehensive marijuana-infused products manufacturing facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana.

Marijuana or Marihuana

Means Cannabis Indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as seed thereof and resin extracted from the marijuana plant and marijuana-infused products. Marijuana does not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent (3/10 of 1%) on a dry weight basis, as defined by Missouri statute, or commodities or products manufactured from industrial hemp.

Marijuana Facility

A medical marijuana facility or a comprehensive facility as that term is defined by Section 2, Article XIV of the Missouri State Constitution.

Marijuana-Infused Products

Products that are infused, dipped, coated, sprayed, or mixed with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, products that are able to be vaporized or smoked, edible products, ingestible products, topical products, suppositories, and infused prerolls edible products, ointments, tinctures and concentrates.

Marijuana Microbusiness Facility

A facility licensed by the State of Missouri Department of Health and Senior Services as a microbusiness dispensary facility or microbusiness wholesale facility.

Microbusiness Dispensary Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, process, package, store on site and off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a consumer, qualifying patient, as that term is used in Section 1 of Article XIV of the Missouri State Constitution, or primary caregiver, as defined in said Section 1, anywhere on the licensed property or to any address as directed by the consumer, qualifying patient, or primary caregiver and, consistent with the limitations of said Article and as otherwise allowed by law, a microbusiness wholesale facility, or a marijuana testing facility. Microbusiness dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet, including from a third party. A microbusiness dispensary facility's authority to process marijuana shall include the creation of prerolls.

Microbusiness Wholesale Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana infused products to a microbusiness dispensary facility, other microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and infused prerolls.

Medical Marijuana Cultivation Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, Medical

Marijuana Cultivation Facility, or a **Medical Marijuana-Infused Products Manufacturing Facility**. A medical marijuana cultivation facility's authority to process marijuana shall include the production and sale of prerolls, but shall not include the manufacture of marijuana-infused products.

Medical Marijuana Dispensary Facility

A facility licensed by the State of Missouri **Department of Health and Senior Services** to acquire, **process, package, store on site or off site**, sell, transport to or from, and deliver marijuana, **marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia** used to administer marijuana to a Qualifying Patient, a Primary Caregiver, **anywhere on the licensed property or to any address as directed by the patient or primary caregiver, so long as the address is a location allowing for the legal possession of marijuana, another licensed Dispensary Facility, a licensed Testing Facility, a medical marijuana cultivation facility, or a licensed Manufacturing Facility**. Dispensary facilities may receive transaction orders at the dispensary in person, by phone, or via the internet, including from a third party. A medical marijuana dispensary facility's authority to process marijuana shall include the production and sale of prerolls, but shall not include the manufacture of marijuana-infused products.

Medical Marijuana-Infused Products Manufacturing Facility

A facility licensed by the State of Missouri **Department of Health and Senior Services** to acquire, **process, package, store on site or off site**, manufacture, transport to or from, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a **Medical Marijuana Testing Facility, a Medical Marijuana Cultivation Facility**, or to another Medical Marijuana-Infused Products Manufacturing Facility.

Medical Marijuana Testing Facility

A facility certified by the State of Missouri **Department of Health and Senior Services** to acquire, test, certify, and transport marijuana, **including those originally licensed as a medical marijuana testing facility**.

Medical Marijuana Use

A "Medical Marijuana Cultivation Facility", a "Medical Marijuana Dispensary Facility", a "Medical Marijuana-Infused Products Manufacturing Facility", and a "**Medical Marijuana Testing Facility**" as defined in Section 405.030.

Preroll

A consumable or smokable marijuana product, generally consisting of: (1) a wrap or paper and (2) dried flower, buds, and/or plant material. Prerolls may or may not include a filter or crutch at the base of the product.

Then Existing

Any school, child daycare center, or church with a written building permit from the City to be constructed, or under construction, or completed and in use at the time the **Medical Marijuana Dispensary** first applies for either zoning or a building permit, whichever comes first.

Section 405.573 Standards for Medical Marijuana Uses.

[Ord. No. 3469, 6-17-2019]

A. General. The following requirements apply to all marijuana uses, as defined in this Chapter.

1. No building shall be constructed, altered, or used for a **Medical Marijuana Use** without complying with the following regulations.

21. Buffer Requirement. No new cultivation, infused products manufacturing, dispensary, or testing facility shall be sited, at the time of application for license or for local zoning approval, whichever is earlier, within one thousand (1,000) feet of any then existing elementary or secondary school, daycare, or church.

a. In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the property line of an external cultivation facility or external wall of the other facility structures closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

b. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

c. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

32. Outdoor Operations Or Storage Prohibited — Exception. Except for outdoor **Medical Marijuana Cultivation Facilities**, the operations and all storage of materials, products, or equipment for all other **Medical Marijuana businesses** shall be within a fully enclosed building.

43. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a **Medical Marijuana Use Facility**.

54. Hours Of Operation. All **Medical Marijuana Use Facilities** shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 p.m. and 8:00 am.

65. Display Of Licenses Required. The **medical** marijuana license issued by the State of Missouri **and the City issued business license** shall be displayed in an open and conspicuous place on the premises.

76. Residential Dwelling Units Prohibited. No **Medical Marijuana business** shall be located in a building that contains a residence.

87. Ventilation Required. All **medical** marijuana uses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business and place of home cultivation. No odors shall be detectable by a person with a normal

sense of smell outside the boundary of the parcel on which the facility or place of home cultivation is located.

98. Site Plan Review Required. A site plan shall be submitted for review and approval by the Community Development Department. The site plan shall show distances between the **Medical** Marijuana business and the nearest school, church or licensed child daycare facility, as set forth in Subsection **(A)(1)** of this Section.

109. Construction Permits Required. All new work, remodeling, alterations, additions and any mechanical, electrical or plumbing work requires a building permit to be applied for as required under Chapter **500** of the Municipal Code.

B. Dispensaries

1. Any Marijuana Dispensary shall require any customer to display the customers permit card from the Department of Health and Senior Services or other proof of eligibility at the time of each purchase.

2. No person under the age of eighteen years old shall be allowed into a Medical Marijuana Dispensary; except that a Qualifying Patient who is under the age of eighteen years but who has been emancipated by a court order under a Qualifying Patient, under the age of eighteen years when accompanied by the Qualifying Patient's parent or guardian.

3. Each marijuana dispensary shall be operated from a permanent and fixed location. No marijuana dispensary shall be permitted to operate from a moveable, mobile, or transitory location. This subsection shall not prevent the physical delivery of marijuana to a customer, patient or the patient's primary caregiver at a location off of the premises of the permittee's marijuana dispensary, to the extent so allowed by law, if:

- a. the marijuana was lawfully purchased;
- b. the marijuana is delivered only by the permittee or an employee of the permittee;
- c. the marijuana is delivered only by the use of a motor vehicle, bicycle, or other lawful means of transportation; marijuana may not be delivered by drone or any remotely operated vehicle, or by any self-navigating vehicle unless a human occupies such self-navigating vehicle.

4. Paraphenalia designed or intended for use in consuming marijuana may be sold at a marijuana dispensary.

5. A Marijuana Dispensary shall provide adequate security on the premises of the marijuana dispensary including, but not limited to, the following:

a. Security surveillance cameras installed to monitor the main entrance along with the interior and exterior of the premises to discourage and to facilitate the reporting of criminal acts and nuisance activities occurring at the premises. Security video shall be preserved for at least 72 hours by the permittee;

b. Alarm systems which are professionally monitored and maintained in good working conditions;

c. A locking safe permanently affixed to the premises, or a locked secure storage room, that is suitable for storage of all of the saleable inventory of marijuana if marijuana is to be stored overnight on the premises; and

d. Exterior lighting that illuminates the exterior walls of the business and is compliant with the City Code.

C. Offsite Storage Facilities. Marijuana Dispensaries may operate an Offsite Storage Facility for storage of products and inventory. A single Offsite Storage Facility may only be used by a single Entity licensed as a Marijuana Dispensary. An Offsite Storage Facility shall not be open to the public. An Offsite Storage Facility shall comply with the same requirements of a dispensary in regard to location, security, and odor control.

D. Marijuana-Infused Products Manufacturing Facility

1. No permit shall be issued or renewed for a Marijuana-Infused Products Manufacturing Facility that does not meet the standards of this section and any related requirements under Missouri law.

2. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area fully enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.

E. Marijuana Cultivation and Testing Facilities

1. No permit shall be issued or renewed for a Marijuana Cultivation or Testing Facility that does not meet the standards of this section and any related requirements under Missouri law.

2. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area fully enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.



Section 405.030.B Definitions and Rules of Construction.

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Marijuana or Marihuana

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Marijuana Facility

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Marijuana-Infused Products

Products that are infused, dipped, coated, sprayed, or mixed with marijuana or an extract thereof, including, but not limited to, products that are able to be vaporized or smoked, edible products, ingestible products, topical products, suppositories, and infused prerolls.

Marijuana Microbusiness Facility

A facility licensed by the State of Missouri Department of Health and Senior Services as a microbusiness dispensary facility or microbusiness wholesale facility.

Microbusiness Dispensary Facility

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Microbusiness Wholesale Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana infused products to a microbusiness dispensary facility, other microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and infused prerolls.

Medical Marijuana Cultivation Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, Medical Marijuana Cultivation Facility, or a Medical Marijuana-Infused Products Manufacturing Facility. A medical marijuana cultivation facility's authority to process marijuana shall include the production and sale of prerolls, but shall not include the manufacture of marijuana-infused products.

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Medical Marijuana-Infused Products Manufacturing Facility

A facility licensed by the State of Missouri Department of Health and Senior Services to acquire, process, package, store on site or off site, manufacture, transport to or from, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Marijuana Testing Facility, a Medical Marijuana Cultivation Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.

Marijuana Testing Facility

A facility certified by the State of Missouri Department of Health and Senior Services to acquire, test, certify, and transport marijuana, including those originally licensed as a medical marijuana testing facility.

Medical Marijuana Use

A “Medical Marijuana Cultivation Facility”, a “Medical Marijuana Dispensary Facility”, a “Medical Marijuana-Infused Products Manufacturing Facility”, and a “Marijuana Testing Facility” as defined in Section 405.030.

Preroll

A consumable or smokable marijuana product, generally consisting of: (1) a wrap or paper and (2) dried flower, buds, and/or plant material. Prerolls may or may not include a filter or crutch at the base of the product.

Then Existing

Any school, child daycare center, or church with a written building permit from the City to be constructed, or under construction, or completed and in use at the time the Marijuana Dispensary first applies for either zoning or a building permit, whichever comes first.

Section 405.573 Standards for Marijuana Uses.

[Ord. No. 3469, 6-17-2019]

A. General. The following requirements apply to all marijuana uses, as defined in this Chapter.

1. No building shall be constructed, altered, or used for a Marijuana Use without complying with the following regulations.

2. Buffer Requirement. No new cultivation, infused products manufacturing, dispensary, or testing facility shall be sited, at the time of application for license or for local zoning approval, whichever is earlier, within one thousand (1,000) feet of any then existing elementary or secondary school, daycare, or church.

a. In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the property line of an external cultivation facility or external wall of the other facility structures closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

b. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an

office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

c. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

3. Outdoor Operations Or Storage Prohibited — Exception. Except for outdoor Marijuana Cultivation Facilities, the operations and all storage of materials, products, or equipment for all other Marijuana businesses shall be within a fully enclosed building.

4. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a Marijuana Use Facility.

5. Hours Of Operation. All Marijuana Use Facilities shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 p.m. and 8:00 am.

6. Display Of Licenses Required. The marijuana license issued by the State of Missouri and the City issued business license shall be displayed in an open and conspicuous place on the premises.

7. Residential Dwelling Units Prohibited. No Marijuana business shall be located in a building that contains a residence.

8. Ventilation Required. All marijuana uses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business and place of home cultivation. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility or place of home cultivation is located.

9. Site Plan Review Required. A site plan shall be submitted for review and approval by the Community Development Department. The site plan shall show distances between the Marijuana business and the nearest school, church or licensed child daycare facility, as set forth in Subsection (A)(1) of this Section.

10. Construction Permits Required. All new work, remodeling, alterations, additions and any mechanical, electrical or plumbing work requires a building permit to be applied for as required under Chapter 500 of the Municipal Code.

B. Dispensaries

1. Any Marijuana Dispensary shall require any customer to display the customers permit card from the Department of Health and Senior Services or other proof of eligibility at the time of each purchase.

2. No person under the age of eighteen years old shall be allowed into a Medical Marijuana Dispensary; except that a Qualifying Patient who is under the age of eighteen years but who has been emancipated by a court order under a Qualifying Patient, under the age of eighteen years when accompanied by the Qualifying Patient's parent or guardian.

3. Each marijuana dispensary shall be operated from a permanent and fixed location. No marijuana dispensary shall be permitted to operate from a moveable, mobile, or transitory location. This subsection shall not prevent the physical delivery of marijuana to a customer, patient or the patient's primary caregiver at a location off of the premises of the permittee's marijuana dispensary, to the extent so allowed by law, if:

a. the marijuana was lawfully purchased;

b. the marijuana is delivered only by the permittee or an employee of the permittee;

c. the marijuana is delivered only by the use of a motor vehicle, bicycle, or other lawful means of transportation; marijuana may not be delivered by drone or any remotely operated vehicle, or by any self-navigating vehicle unless a human occupies such self-navigating vehicle.

4. Paraphenalia designed or intended for use in consuming marijuana may be sold at a marijuana dispensary.

5. A Marijuana Dispensary shall provide adequate security on the premises of the marijuana dispensary including, but not limited to, the following:

a. Security surveillance cameras installed to monitor the main entrance along with the interior and exterior of the premises to discourage and to facilitate the reporting of criminal acts and nuisance activities occurring at the premises. Security video shall be preserved for at least 72 hours by the permittee;

b. Alarm systems which are professionally monitored and maintained in good working conditions;

c. A locking safe permanently affixed to the premises, or a locked secure storage room, that is suitable for storage of all of the saleable inventory of marijuana if marijuana is to be stored overnight on the premises; and

d. Exterior lighting that illuminates the exterior walls of the business and is compliant with the City Code.

C. Offsite Storage Facilities. Marijuana Dispensaries may operate an Offsite Storage Facility for storage of products and inventory. A single Offsite Storage Facility may only be used by a single Entity licensed as a Marijuana Dispensary. An Offsite Storage Facility shall not be open to the public. An Offsite Storage Facility shall comply with the same requirements of a dispensary in regard to location, security, and odor control.

D. Marijuana-Infused Products Manufacturing Facility

1. No permit shall be issued or renewed for a Marijuana-Infused Products Manufacturing Facility that does not meet the standards of this section and any related requirements under Missouri law.

2. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area fully enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.

E. Marijuana Cultivation and Testing Facilities

1. No permit shall be issued or renewed for a Marijuana Cultivation or Testing Facility that does not meet the standards of this section and any related requirements under Missouri law.

2. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area fully enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.

Land Use Table

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Agriculture																
Abattoir																
Agriculture	P															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
Medical Marijuana Cultivation Facility	P														P	P
Mushroom Barns and Caves	P															
Truck Garden	P															
Riding Stables and Tracks	P															
Sale or Marketing of Products Raised on Premises	P															
Residential																
Dwelling, Apartment Complex									P							
Dwelling, Garden Apartments								P		P						
Dwelling, Loft												P	P	P		
Dwelling, Multi-Family									P							
Dwelling, Patio House								P		P						
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P						
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	P	P	P	P						
Dwelling, Zero Lot Line Home								P		P						
Manufactured Home					P											
Mobile Home					P											
Modular Home		P			P											
Institutional																
Cemeteries	S									S	S	S	S	S	S	S
Charity and Welfare													P	P		
Church, Synagogue, Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Building (Publicly Owned and Operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	S									S	S	S	S	S	S	S

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Cultural Exhibits and Services				S*			S*					P	P	P		
Fairgrounds	S	S								S	S	S	S	S	S	S
Fire Station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, Public	P			S*			S*			P	P	P	P	P		
Museums, Public	P			S*						P	P	P	P	P		
Parks and Playgrounds (Publicly Owned)	P	P	P	P	P	P	P	P		P	P					
Penal Institution	P															
Philanthropic or Eleemosynary Institution	P															
Picnic Grove	P															
Police	P															
Post Office										P	P	P	P	P		
Public Administration Building	P															
Schools, Public or Private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, Trade														P		
Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, Electric Utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming Pool, Commercial														P		
Swimming Pool, Public			P	P		P	P	P		P	P					
Towers, Microwave Transmitting and/or Receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and Stations, Radio or TV	S									S	S	S	S	S	S	S
Utility Facility, Public or Private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water Tower or Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial																
Adult Arcade														S		
Adult Bookstore														S		
Adult Entertainment Facility														S		
Animal Hospital, Small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Athletic and Baseball Fields, Commercial	S									S	S	S	S	S	S	S

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Athletic and Baseball Fields, Non-Commercial	P	P	P	P	P	P	P	P	P							
Automobile Repair and Washing														P		
Automobile Supplies													P	P		
Automotive Equipment, Trucks, Trailers, Boats, Camping Accessories, Tools, Farm Machinery and Supplies, Building Supplies and Lawn Accessories (Sale at Retail or Wholesale or Rental of)														P		
Bar														P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast				S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Bridal Shop				S*			S*					P	P	P		
Cleaning of Commodity (not Junk or Salvage)															P	P
Cleaning, Pressing and Dyeing Plants (Including Laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee Shop				S*			S*			P	P	P	P	P		
Contractor's Supplies and Equipment, Sales and Service																P
Convenience Store, w/o Pumps												P	P	P		
Custom Maintenance													P	P		
Day Care Home (10+ Children)	S	S								P	P			P		
Delivery Services													P	P		
Drive-in Theater	S									S	S	S	S	P		
Driving Range	S									P	P			P		
Drug Store											P	P	P	P		
Dry Cleaning											P	P	P	P		
Entertainment Facility, Public or Private													P	P		
Equipment Repair, Small													P	P		
Escort Agency														S		
Establishments which serve or sell alcoholic beverages											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Exposition Center/Building(s)	S									S	S	S	S	S	S	S
Exterminating and Disinfecting Services														P		
Farm Supplies and Equipment, Sales and Service																P
Financial Institution				p*							P	P	P	P		
Flower Shop				S*			S*				P	P	P	P		
Funeral Home	S	S	S							S	S	S	S	S	S	
Furniture and Appliances, Retail											P	P	P	P		
General Repair and Fix-It Shop														P		
Gift Shop				S*			S*				P	P	P	P		
Golf Courses and Clubhouses (Private)	P		P	P		P	P	P		P	P					
Greenhouse, Nursery (Commercial)	P									S	S	S	S	P	S	S
Group Boarding Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting													P	P		
Hardware and Paint, Retail											P	P	P	P		
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel												P	P	P		
Hydroponic Farm, Commercial	S									S	S	S	S	S	S	S
Interior Decorating				p*			p*				P	P	P	P		
Investigative and Protective Services												P	P	P		
Janitorial Services														P		
Jewelry Store				S*			S*				P	P	P	P		
Kennel, Commercial	P													P	S	S
Laundry											P	P	P	P		
Massage Shop														S		
Medical Marijuana Dispensary Facility										P	P			P		
Medical Marijuana Testing Facility										P	P			P	P	P
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies											P	P	P	P		
Miniature Golf														P		
Modeling Studio														S		
Mortuary	S	S	S							P	P	S	S	S	S	
Motel												P	P	P		
Motorcycle Sales													P	P		
Movie Rentals											P	P	P	P		
Music Supplies											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Novelties											P	P	P	P		
Nursing Home	P	S	S													
Office, Real Estate				S*			S*			P	P	P	P	P		
Offices, Administrative or Professional				p*			p*			P	P	P	P	P		
Offices, General											P	P	P	P		
Optical Shop											P	P	P	P		
Outpatient Facility, Alcohol or Drug Abuse											P	S	P	P		
Pawnshop/Small Loan Establishment														S		
Pet Grooming (with all animals kept indoors)														P		
Petroleum Products (not dispensing or bulk plants)													P	P		
Photography Service				p*			p*				P	P	P	P		
Photographic Equipment											P	P	P	P		
Recreational Facility, Non-Commercial					P								P	P		
Recreational Facility, Commercial	S									S	S	S	S	S	S	S
Recreational Park, Commercial													P	P		
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential Facility, Alcohol or Drug Abuse											S	S	S	S		
Restaurant											P	P	P	P		
Retail Store											P	P	P	P		
Sanitarium	P															
Seamstress and Tailoring				p*			p*				P	P	P	P		
Shoe Repairs											P	P	P	P		
Special Care Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-Related Activity or Facility, Commercial	S									S	S	S	S	S	S	S
Tobacco Products, Retail											P	P	P	P		
Toys and Sporting Goods, Retail											P	P	P	P		
Veterinarian	P									S	S	S	S	S	S	S
Industrial																
Airport and/or Landing Fields, Public/Private	S														S	S
Asphalt and/or Concrete Batch Plant	S														S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building Materials Stores and Yards																P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Bus Barns or Lots																P
Cold Storage Plant																P
Composting, Fertilizer Manufacture																
Contractor's Shop and/or Yard (including construction equipment and/or materials storage areas)	S													S	S	S
Creosote Manufacture or Treatment																
Disassembling															P	P
Distillation of Bones, Fat Rendering, Glue Manufacture																
Dumping, Reduction or Incineration of Garbage, Dead Animals, Offal or Refuse																
Fabrication															P	P
Farm Implement Repair Service	S													P	S	S
Freight Terminal															P	P
Frozen Foods (Including Lockers)														P		
Machine and Welding Shop																P
Manufacture or Assembly of products to be sold at retail on the premises														P		
Manufacturing															P	P
Medical Marijuana-Infused Products Manufacturing Facility															P	P
Mini-Warehouse Facility														S	S	
Oil and/or Gas Drilling and Production	S														S	S
Packaging															P	P
Petroleum Storage																P
Plumbing and Sheet Metal Shop																P
Printing and Publishing											P	P	P	P		
Processing															P	P
Quarrying, Mining or Removal and Processing of Sand, Gravel or Stone	S														S	S
Radio or TV Studio (w/o Broadcasting Towers)										P	P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Railroad Rights-of-Way (Excluding Railroad Yards)	P	P	P	P		P	P	P		P	P					
Refining of Petroleum or Coal Oil																
Repairing															P	P
Retail Sales of Concrete from Small Batch Plant														S		
Salt Works, Stockyards or Slaughter of Animals or Fowl																
Salvage and Scrap Metals (Handling, Storage, or Processing)	S														S	S
Sanitary Landfills	S														S	S
Servicing or Testing of Commodities (except Junk or Salvage)															P	P
Storage															P	P
Storage of Boat, Recreational Vehicle, and/or Any Other Vehicle	S									S	S	S	S	S	S	S
Storage, Curing or Tanning of Raw Hides or Skins																
Truck and Bus Storage and Service																P
Warehousing															P	P
Wholesaling													P	P	P	P

P*=Permitted Use on Mechanic or Independence Street.

S*=Permitted with an Approved Special Use Permit on Mechanic or Independence Street.

Land Use Table

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Agriculture																
Abattoir																
Agriculture	P															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
Marijuana Cultivation Facility	P														P	P
Mushroom Barns and Caves	P															
Truck Garden	P															
Riding Stables and Tracks	P															
Sale or Marketing of Products Raised on Premises	P															
Residential																
Dwelling, Apartment Complex									P							
Dwelling, Garden Apartments								P		P						
Dwelling, Loft												P	P	P		
Dwelling, Multi-Family									P							
Dwelling, Patio House								P		P						
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P						
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	P	P	P	P						
Dwelling, Zero Lot Line Home								P		P						
Manufactured Home					P											
Mobile Home					P											
Modular Home		P			P											
Institutional																
Cemeteries	S									S	S	S	S	S	S	S
Charity and Welfare													P	P		
Church, Synagogue, Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Building (Publicly Owned and Operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	S									S	S	S	S	S	S	S

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Cultural Exhibits and Services				S*			S*					P	P	P		
Fairgrounds	S	S								S	S	S	S	S	S	S
Fire Station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, Public	P			S*			S*			P	P	P	P	P		
Museums, Public	P			S*						P	P	P	P	P		
Parks and Playgrounds (Publicly Owned)	P	P	P	P	P	P	P	P		P	P					
Penal Institution	P															
Philanthropic or Eleemosynary Institution	P															
Picnic Grove	P															
Police	P															
Post Office										P	P	P	P	P		
Public Administration Building	P															
Schools, Public or Private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, Trade														P		
Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, Electric Utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming Pool, Commercial														P		
Swimming Pool, Public			P	P		P	P	P		P	P					
Towers, Microwave Transmitting and/or Receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and Stations, Radio or TV	S									S	S	S	S	S	S	S
Utility Facility, Public or Private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water Tower or Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial																
Adult Arcade														S		
Adult Bookstore														S		
Adult Entertainment Facility														S		
Animal Hospital, Small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Athletic and Baseball Fields, Commercial	S									S	S	S	S	S	S	S

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Athletic and Baseball Fields, Non-Commercial	P	P	P	P	P	P	P	P	P							
Automobile Repair and Washing														P		
Automobile Supplies													P	P		
Automotive Equipment, Trucks, Trailers, Boats, Camping Accessories, Tools, Farm Machinery and Supplies, Building Supplies and Lawn Accessories (Sale at Retail or Wholesale or Rental of)														P		
Bar														P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast				S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Bridal Shop				S*			S*					P	P	P		
Cleaning of Commodity (not Junk or Salvage)															P	P
Cleaning, Pressing and Dyeing Plants (Including Laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee Shop				S*			S*			P	P	P	P	P		
Contractor's Supplies and Equipment, Sales and Service																P
Convenience Store, w/o Pumps												P	P	P		
Custom Maintenance													P	P		
Day Care Home (10+ Children)	S	S								P	P			P		
Delivery Services													P	P		
Drive-in Theater	S									S	S	S	S	P		
Driving Range	S									P	P			P		
Drug Store											P	P	P	P		
Dry Cleaning											P	P	P	P		
Entertainment Facility, Public or Private													P	P		
Equipment Repair, Small													P	P		
Escort Agency														S		
Establishments which serve or sell alcoholic beverages											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Exposition Center/Building(s)	S									S	S	S	S	S	S	S
Exterminating and Disinfecting Services														P		
Farm Supplies and Equipment, Sales and Service																P
Financial Institution				p*							P	P	P	P		
Flower Shop				S*			S*				P	P	P	P		
Funeral Home	S	S	S							S	S	S	S	S	S	
Furniture and Appliances, Retail											P	P	P	P		
General Repair and Fix-It Shop														P		
Gift Shop				S*			S*				P	P	P	P		
Golf Courses and Clubhouses (Private)	P		P	P		P	P	P		P	P					
Greenhouse, Nursery (Commercial)	P									S	S	S	S	P	S	S
Group Boarding Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting													P	P		
Hardware and Paint, Retail											P	P	P	P		
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel												P	P	P		
Hydroponic Farm, Commercial	S									S	S	S	S	S	S	S
Interior Decorating				p*			p*				P	P	P	P		
Investigative and Protective Services												P	P	P		
Janitorial Services														P		
Jewelry Store				S*			S*				P	P	P	P		
Kennel, Commercial	P													P	S	S
Laundry											P	P	P	P		
Marijuana Dispensary Facility										P	P			P		
Marijuana Testing Facility										P	P			P	P	P
Massage Shop														S		
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies											P	P	P	P		
Miniature Golf														P		
Modeling Studio														S		
Mortuary	S	S	S							P	P	S	S	S	S	
Motel												P	P	P		
Motorcycle Sales													P	P		
Movie Rentals											P	P	P	P		
Music Supplies											P	P	P	P		
Novelties											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Nursing Home	P	S	S													
Office, Real Estate				S*			S*			P	P	P	P	P		
Offices, Administrative or Professional				p*			p*			P	P	P	P	P		
Offices, General											P	P	P	P		
Optical Shop											P	P	P	P		
Outpatient Facility, Alcohol or Drug Abuse											P	S	P	P		
Pawnshop/Small Loan Establishment														S		
Pet Grooming (with all animals kept indoors)														P		
Petroleum Products (not dispensing or bulk plants)													P	P		
Photography Service				p*			p*				P	P	P	P		
Photographic Equipment											P	P	P	P		
Recreational Facility, Non-Commercial					P								P	P		
Recreational Facility, Commercial	S									S	S	S	S	S	S	S
Recreational Park, Commercial													P	P		
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential Facility, Alcohol or Drug Abuse											S	S	S	S		
Restaurant											P	P	P	P		
Retail Store											P	P	P	P		
Sanitarium	P															
Seamstress and Tailoring				p*			p*				P	P	P	P		
Shoe Repairs											P	P	P	P		
Special Care Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-Related Activity or Facility, Commercial	S									S	S	S	S	S	S	S
Tobacco Products, Retail											P	P	P	P		
Toys and Sporting Goods, Retail											P	P	P	P		
Veterinarian	P									S	S	S	S	S	S	S
Industrial																
Airport and/or Landing Fields, Public/Private	S														S	S
Asphalt and/or Concrete Batch Plant	S														S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building Materials Stores and Yards																P
Bus Barns or Lots																P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Cold Storage Plant																P
Composting, Fertilizer Manufacture																
Contractor's Shop and/or Yard (including construction equipment and/or materials storage areas)	S													S	S	S
Creosote Manufacture or Treatment																
Disassembling															P	P
Distillation of Bones, Fat Rendering, Glue Manufacture																
Dumping, Reduction or Incineration of Garbage, Dead Animals, Offal or Refuse																
Fabrication															P	P
Farm Implement Repair Service	S													P	S	S
Freight Terminal															P	P
Frozen Foods (Including Lockers)														P		
Machine and Welding Shop																P
Manufacture or Assembly of products to be sold at retail on the premises														P		
Manufacturing															P	P
Marijuana-Infused Products Manufacturing Facility															P	P
Mini-Warehouse Facility														S	S	
Oil and/or Gas Drilling and Production	S														S	S
Packaging															P	P
Petroleum Storage																P
Plumbing and Sheet Metal Shop																P
Printing and Publishing											P	P	P	P		
Processing															P	P
Quarrying, Mining or Removal and Processing of Sand, Gravel or Stone	S														S	S
Radio or TV Studio (w/o Broadcasting Towers)										P	P	P	P	P		
Railroad Rights-of-Way (Excluding Railroad Yards)	P	P	P	P		P	P	P		P	P					

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Refining of Petroleum or Coal Oil																
Repairing															P	P
Retail Sales of Concrete from Small Batch Plant														S		
Salt Works, Stockyards or Slaughter of Animals or Fowl																
Salvage and Scrap Metals (Handling, Storage, or Processing)	S														S	S
Sanitary Landfills	S														S	S
Servicing or Testing of Commodities (except Junk or Salvage)															P	P
Storage															P	P
Storage of Boat, Recreational Vehicle, and/or Any Other Vehicle	S									S	S	S	S	S	S	S
Storage, Curing or Tanning of Raw Hides or Skins																
Truck and Bus Storage and Service																P
Warehousing															P	P
Wholesaling													P	P	P	P

P*=Permitted Use on Mechanic or Independence Street.

S*=Permitted with an Approved Special Use Permit on Mechanic or Independence Street.



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: January 4, 2023
SUBJECT: Zoning Code Changes Pertaining to Amendment 3 - CONSIDERATION

Type of Item: *Approval*

C. Action Item (ID # 4414)

Zoning Code Changes Pertaining to Amendment 3 - CONSIDERATION