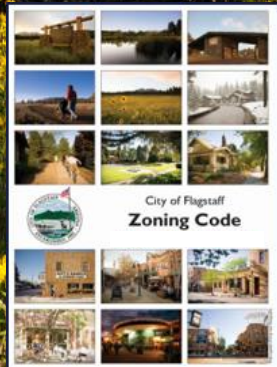


# Updates to Zoning Code 2021 – Recreational Marijuana

City's Request to  
Amend the Zoning Code  
Case PZ-21-00056



Dan Symer, AICP  
Zoning Code Manager



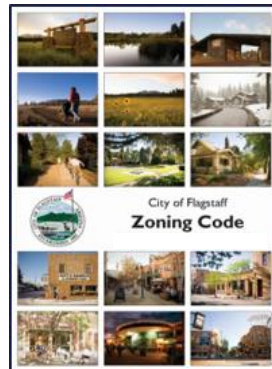


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Purpose:*

- **Amend the Zoning Code to modify the existing Medical Marijuana land use and application provisions to address Proposition 207 – Smart and Safe Arizona Act (recreational marijuana use) that was approved by the Arizona voters in November 2020**



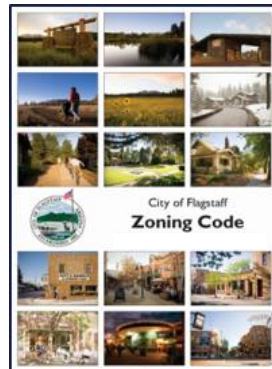


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Land Uses:**
  - **Marijuana Testing Facility**
  - **Marijuana Dispensary**
  - **Marijuana Off-Site Cultivation Location**
  - **Marijuana Off-site Manufacturing Location**



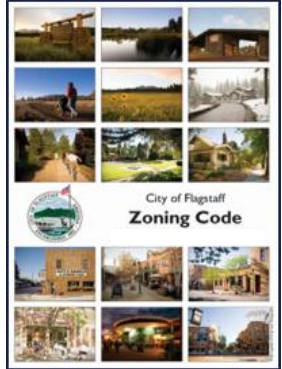


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Marijuana Testing Facility**
  - **Laboratory that tests marijuana and marijuana products**
- **Allowed in the zones:**
  - **Suburban Commercial (SC)**
  - **Commercial Service (CS),**
  - **Community Commercial (CC)**
  - **Research and Development (RD)**
  - **Highway Commercial (HC)**
  - **Light Industrial (LI)**
  - **Light Industrial – Open (LI-O)**



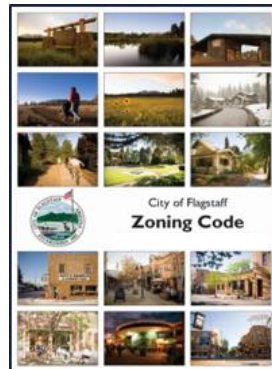


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Medical Marijuana Dispensary renamed to Marijuana Dispensary**
  - **Medical and dual license (medical or recreational) sales**
  - **Associated accessory uses (cultivation, manufacturing, processing, packaging, or storage of marijuana products)**
  
- **Maintains allowed use in the Highway Commercial (HC) zone**



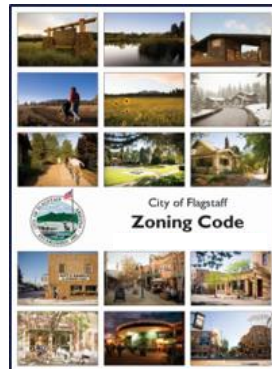


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Medical Marijuana Off-Site Cultivation Location renamed to Marijuana Off-Site Cultivation Location**
  - **Allows for the cultivation, manufacturing, packaging, processing, and storage of marijuana and marijuana products**
- **Allowed in the zones:**
  - **Light Industrial (LI)**
  - **Light Industrial – Open (LI-O)**
  - **Heavy Industrial (HI)**
  - **Heavy Industrial – Open (HI-O)**



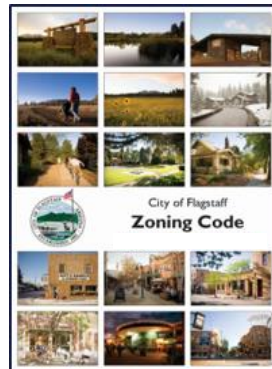


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Marijuana Off-Site Manufacturing Location**
  - **Allows for the manufacturing, packaging, processing, and storage of marijuana and marijuana products**
  
- **Allowed in the zones:**
  - **Light Industrial (LI)**
  - **Light Industrial – Open (LI-O)**
  - **Heavy Industrial (HI)**
  - **Heavy Industrial – Open (HI-O)**



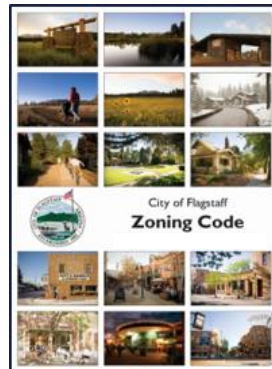


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Concept Plan submittal requirements have been incorporated**
- **Affidavit requirements have been incorporated**
- **Antiquated definitions deleted**
- **Existing and new definition have been modified for:**
  - **Marijuana Testing Facility**
  - **Marijuana Dispensary**
  - **Marijuana Off-Site Cultivation Location**
  - **Marijuana Off-site Manufacturing Location**



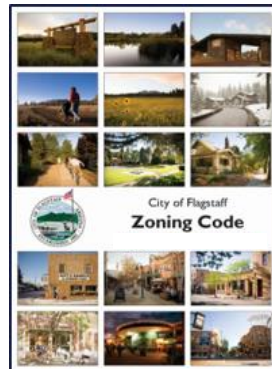


# Marijuana Uses Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Removed existing requirements that are regulated by the state**
- **Maintained and clarified several requirements including:**
  - **Exiting and security plan provisions**
  - **Drive-thru preclusion**
  - **Separation provisions:**
    - **2000 feet from a treatment facilities**
    - **500 feet from:**
      - **Education facilities**
      - **Daycare facilities**
      - **Public libraries and parks**
      - **Family recreation and entertainment facility**

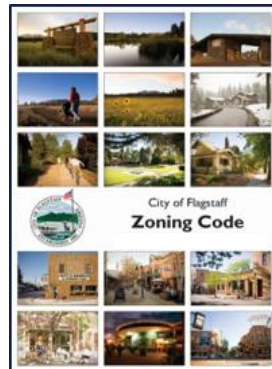




# Marijuana Uses Zoning Code Text Amendment

## Zoning Code Amendment

- **Required findings to approve the Zoning Code Text Amendment:**
  - **The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
  - **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and**
  - **The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**



# Updates to Zoning Code 2021 – Recreational Marijuana

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