

TABLE 5. MARIJUANA BUSINESS “REASONABLE REGULATION” DECISION MAKING MATRIX

Disclaimer: The draft regulations are for discussion purposes only. They are based on comments received and examples from other counties.

	Marijuana Retail (dispensary and recreational)	Marijuana Processing	Marijuana Production	Marijuana Wholesaling
TIME				
Hours of Operation	10:00am-7:00pm	Time limits?		Time limits?
PLACE				
Zones/Geographic Area	See Table 1	See Table 2	See Table 3	See Table 4
Minimum Lot Size	Subject to standards of the zone	<ul style="list-style-type: none"> EFU: No minimum F-1/F-2/RR-10/MUA-10: 5 acres minimum Commercial/Industrial: no minimum 	<ul style="list-style-type: none"> EFU: No minimum F-1/F-2/RR-10/MUA-10: 5 acres minimum Commercial/Industrial: no minimum 	Subject to standards of the zone
Site Plan Review	Required	<ul style="list-style-type: none"> Required if located in Commercial/Industrial. Not Required if farm or agriculture use. 	<ul style="list-style-type: none"> Required if located in Commercial/Industrial. Not Required if farm or agriculture use. 	Required
Minimum Yard Setbacks of Buildings and Associated Activities	Subject to standards of the zone	100 feet from any lot line	100 feet from any lot line	Subject to standards of the zone
Maximum Area of Buildings and Associated Activities	Subject to standards of the zone	RR-10/MUA-10: A maximum of 3,000 square feet of building space may be used for all activities.	RR-10/MUA-10: A maximum of 5,000 square feet of building space may be used for all activities.	Subject to standards of the zone
Minimum Separation Distances	<ul style="list-style-type: none"> 1,000 ft from school 1000 feet from a public park, public playground, government-owned recreational use, public library, licensed treatment center, or a multifamily dwelling owned by a public housing authority. 500 feet from a licensed daycare facility or licensed preschool. 1,000 ft from other retail. 	<ul style="list-style-type: none"> 1,000 ft from school 1000 feet from a public park, public playground, government-owned recreational use, public library, licensed treatment center, or a multifamily dwelling owned by a public housing authority. 500 feet from a licensed daycare facility or licensed preschool. 	<ul style="list-style-type: none"> 1,000 ft from school 1000 feet from a public park, public playground, government-owned recreational use, public library, licensed treatment center, or a multifamily dwelling owned by a public housing authority. 500 feet from a licensed daycare facility or licensed preschool. 	If includes storage of marijuana: <ul style="list-style-type: none"> 1,000 ft from school 1000 feet from a public park, public playground, government-owned recreational use, public library, licensed treatment center, or a multifamily dwelling owned by a public housing authority. 500 feet from a licensed daycare facility or licensed preschool.
Other		Processing of extracts, concentrates, infused products, or involves mechanical and/or chemical processing shall be on property located in a fire district.		
MANNER / OPERATIONS PLAN				
Lighting	Comply with outdoor lighting standards of DCC 15.10.	Comply with outdoor lighting standards of DCC 15.10.	<ul style="list-style-type: none"> Comply with outdoor lighting standards DCC 15.10. Lighting uses for marijuana productions, indoor and outdoor, shall not be illuminated from 7:00 p.m. to 7:00 a.m. the following day. 	Comply with outdoor lighting standards of DCC 15.10.
Transportation Management	Same as similar type of use	Same as similar type of use	Same as similar type of use	Same as similar type of use
Access	Same as similar type of use	Shall use public road, exclusive private road, or shared private road if other property owners agree.	Shall use public road, exclusive private road, or shared private road if other property owners agree.	Same as similar type of use
Buffer/Screening		<ul style="list-style-type: none"> A row of evergreen trees or shrubs along the outside perimeter of the facility. No less than 4 feet in height when planted, and spaced in such a way as to obscure the facility from view. Shall be maintained. Combination of existing vegetation, berming, topography, wall, fence, or other can be used. 	<ul style="list-style-type: none"> A row of evergreen trees or shrubs along the outside perimeter of the facility. No less than 4 feet in height when planted, and spaced in such a way as to obscure the facility from view. Shall be maintained. Combination of existing vegetation, berming, topography, wall, fence, or other can be used. 	
Odor control	A building shall be equipped with a carbon filtration system for odor control consisting of one or more fans and filters.	A building shall be equipped with a carbon filtration system for odor control consisting of one or more fans and filters.	A building shall be equipped with a carbon filtration system for odor control consisting of one or more fans and filters.	A building shall be equipped with a carbon filtration system for odor control consisting of one or more fans and filters.
Noise	Comply with noise control standards of DCC 8.08.	Mechanical equipment shall not exceed 50 dB(A) measured at any lot line of the subject property.	Mechanical equipment shall not exceed 50 dB(A) measured at any lot line of the subject property.	Comply with noise control standards of DCC 8.08.
Window Service	The use shall not have a walk-up window or drive-thru window service.			
Security Cameras		Shall be directed to record only the subject property and public rights-of-way.	Shall be directed to record only the subject property and public rights-of-way.	

	Marijuana Retail (dispensary and recreational)	Marijuana Processing	Marijuana Production	Marijuana Wholesaling
Secure Disposal	<ul style="list-style-type: none"> Secure disposal of discarded marijuana items shall be provided. Marijuana items shall not be placed within exterior refuse containers on the subject property. 	<ul style="list-style-type: none"> Secure disposal of discarded marijuana items shall be provided. Marijuana items shall not be placed within exterior refuse containers on the subject property. 	<ul style="list-style-type: none"> Secure disposal of discarded marijuana items shall be provided. Marijuana items shall not be placed within exterior refuse containers on the subject property. 	<ul style="list-style-type: none"> Secure disposal of discarded marijuana items shall be provided. Marijuana items shall not be placed within exterior refuse containers on the subject property.
Minors	No minor shall be permitted to be present anywhere in the building space occupied by the marijuana retailer, unless accompanying a parent or guardian as allowed by state law.			
Water		Submit proof of a water right or proof of access to a public or community water system.	Submit proof of a water right or proof of access to a public or community water system.	
Other				