

JACK R. HEATH
ACTING MAYOR
ANDY KITZROW
CITY ADMINISTRATOR

City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 203 & 201
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX: 410-548-4955



JULIE M. GIORDANO
COUNTY EXECUTIVE
BUNKY LUFFMAN
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

SPECIAL MEETING

October 5, 2023

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

1:30 P.M. Convene, Chip Dashiell, Chairman

WICOMICO COUNTY ZONING CODE – Planning Director’s Report – Cannabis and Cannabis Businesses use (L. Carter)

DISCUSSION – Proposed text amendments to Sections 17.04.120, 17.36, 17.76 and 17.80 – Cannabis and Cannabis Businesses use – (B. Soper)



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Planning Director's Report

SPONSOR: Wicomico County Department of Planning, Zoning and Community Development

REQUEST: **Text Amendment:**

To Chapter 225 of the Wicomico County Code, Titled "Zoning" Part 3, Titled "Basic Definitions and Interpretations," Article VI, Titled "Terms Defined," Section 225-25, Titled "Definition of Basic Terms" and Part 6, Titled "Accessory and Principal Uses," Article XVIII, Titled "Principal Uses," Section 225-67, Titled "Table of Permitted Uses-Designations" and Part 8, Titled "Special Standards for Particular Uses," Article XX, Titled "Uses and Standards for Particular Uses" to establish Section 225-82.1 Titled "Cannabis Businesses" to regulate the Cannabis Business to include the Growing, Processing, Dispensing, and On-Site Consumption establishments in Wicomico County.

I. **REQUEST:**

Wicomico County Department of Planning, Zoning and Community Development and the Wicomico County Planning and Zoning Commission ("Commission") reviewed the Cannabis Reform Act (HB556/SB516), which allows for cannabis sales to adults 21 and older from licensed dispensaries and established a framework for adult-use cannabis sales beginning July 1, 2023, including the conversion of existing medical cannabis business licenses to both medical and adult-use cannabis, and created a new Maryland Cannabis Administration to oversee both medical and adult-use program. The Commission has reviewed the request and recommends the incorporation of certain cannabis practices into Chapter 225 of the Wicomico County Code. If enacted, this legislation would amend the County Zoning Code to provide a complete definition of "Cannabis and Cannabis Businesses" to include all related activities, and to prescribe additional standards.

In summary, the following definitions and standards are proposed to apply to all new Cannabis Businesses located in the unincorporated portions of Wicomico County:

- **Definition:**
 - Created ten (10) new definitions based on the Cannabis Reform Act: Cannabis, Cannabis Administration, Cannabis Business, Cannabis Delivery Service, Cannabis Dispensary, Cannabis Grower, Cannabis Micro License, Cannabis On-Site Consumption Establishment, Cannabis Processor, and Recreation Center.

- **Permitted Use:**
 - Cannabis, Grower and Cannabis, Processor may be permitted in I-1 (Light Industrial) and I-2 (Heavy Industrial) Zoning Districts;
 - Cannabis, Dispensary may be permitted in I-1 (Light Industrial) and I-2 Zoning Districts (Heavy Industrial), subject to Special Exception approval by the Wicomico County Board of Appeals.
 - Cannabis, On-Site Consumption Establishment, is prohibited within Wicomico County.

- **Setbacks:**
 - A Cannabis Business may not locate within 500 feet of a pre-existing primary or secondary school in the State, or a licensed child care center or registered family child care home; or a playground, recreation center, library, place of assembly or public park. A Cannabis Business may not locate 1,000 feet of another Cannabis Business.

II. DISCUSSION AND REVIEW:

On July 20, 2023, the Commission held a work session during a regularly scheduling meeting, and on August 24, 2023, the Commission held a special meeting to discuss and formulate proposed zoning text amendments to add a new section titled Cannabis Business with accompanied definitions from the State of Maryland Code were discussed and how they can be incorporated within the County Zoning Code. Additionally, Staff presented recommendations on the location of cannabis growing, processing, and dispensing. Also, there was discussion about whether to permit or prohibit On-Site Consumption Establishments. At which time, Staff recommended prohibiting Cannabis, On-Site Consumption Establishments. On September 21, 2023, the Commission conducted an advertised Public Hearing regarding the proposed text amendments in the Council Chambers (Room 301) of the Government Office Building. Prior to the Public Hearing, a 15-day public review and comment period on the proposed text amendments was implemented. The public review period extended from September 7, 2023, through September 20, 2023, at 5:00 PM Eastern Standard Time. No public comments from opponents or proponents were received during the 15-day comment period. At the Commission's Public Hearing two (2) citizens commented on the proposed text amendments.

RECOMMENDATION:

At the meeting of October 5, 2023, the Commission voted to forward the recommendations contained in the Director's Report, Exhibit A based on the following reasons:

- 1) In accordance with Cannabis Reform Act (HB556/SB516), this legislation serves as recognition of the need to define a new section "Cannabis Business" use to include the Growing, Processing, Dispensing, and On-Site Consumption Establishments in Wicomico County, as well as develop standards for said uses that are consistent with current policies, plans and regulations.
- 2) These proposed text amendments are consistent with the goals of the adopted 2017 *Wicomico County Comprehensive Plan*.
- 3) These proposed text amendments are consistent with the general purposes and intent of the Zoning Code, and specifically with the intent to provide for orderly growth and development in a manner that will protect, conserve and stabilize the value of land, structures, and neighborhoods, as well as minimize conflicts with surrounding uses.

COORDINATOR: Lori A. Carter, Planning Director

DATE: September 28, 2023

EXHIBIT A
PROPOSED TEXT AMENDMENT

COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND

2023 Legislative Session

Legislative Day No. ____

Legislative Bill 2023- ____

Introduced: _____, 2023

Introduced by: The Council President at the request of the Planning Commission

AN ACT TO AMEND CHAPTER 225 OF THE WICOMICO COUNTY CODE, TITLED “ZONING” PART 3, TITLED “BASIC DEFINITIONS AND INTERPRETATIONS,” ARTICLE VI, TITLED “TERMS DEFINED,” SECTION 225-25, TITLED “DEFINITION OF BASIC TERMS” AND PART 6, TITLED “ACCESSORY AND PRINCIPAL USES,” ARTICLE XVIII, TITLED “PRINCIPAL USES,” SECTION 225-67, TITLED “TABLE OF PERMITTED USES-DESIGNATIONS” AND PART 8, TITLED “SPECIAL STANDARDS FOR PARTICULAR USES,” ARTICLE XX, TITLED “USES AND STANDARDS FOR PARTICULAR USES” TO ESTABLISH SECTION §225-82.1 TITLED “CANNABIS BUSINESSES” TO REGULATE THE CANNABIS BUSINESS TO INCLUDE THE GROWING, PROCESSING, DISPENSING, AND ON-SITE CONSUMPTION ESTABLISHMENTS IN WICOMICO COUNTY.

WHEREAS, on November 8, 2022, Maryland voters passed " Question 4" by ballot referendum, making it legal for individuals aged 21 and older to possess and consume cannabis in Maryland on or after July 1, 2023; and

WHEREAS, on April 8, 2023, the Maryland General Assembly passed the Cannabis Reform Act (HB556/ SB516) which allowed for cannabis sales to adults 21 and older from licensed dispensaries and established a framework for adult-use cannabis sales beginning July 1, 2023, including the conversion of existing medical cannabis business licenses to both medical and adult-use cannabis, and created a new Maryland Cannabis Administration to oversee see both medical and adult- use program; and

WHEREAS, on May 3, 2023, the Governor of Maryland signed the Cannabis Reform Act into law; and

WHEREAS, the Cannabis Reform Act provides political subdivisions with the power to establish zoning requirements for and otherwise regulate cannabis subject to certain limitations to include on-site consumption establishments; and

WHEREAS, the Wicomico County Planning Commission, has reviewed the request and recommends the incorporation of certain cannabis practices into Chapter 225 of the Wicomico County Code.

Section I. BE IT ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND, IN LEGISLATIVE SESSION, that Chapter 225 of the Wicomico County Code, titled “Zoning” Part 3, Titled “Basic Definitions And Interpretations,” Article VI, Titled “Terms Defined,” Section 225-25, Titled “Definition of Basic Terms” And Part 6, Titled “Accessory and Principal Uses,” Article XVIII, Titled “Principal Uses,” Section 225-67, Titled “Table of Permitted Uses-Designations” And Part 8, Titled “Special Standards for Particular Uses,” Article XX, Titled “Uses and Standards for Particular Uses” to establish Section §225-82.1 Titled “Cannabis Businesses” ” are hereby amended, to read as follows:

Chapter 225

Zoning

Part 3

Basic Definitions and Interpretations

Article VI

Terms Defined

§225-25- Definition of basic terms.

B. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

(Note: Added definitions are to be inserted in alphabetical order with the terms already defined)

CANNABIS The plant *Cannabis Sativa L.* and any part of the plant, including all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9-tetrahydrocannabinol concentration greater than 0.3% on a dry weight basis. Cannabis includes cannabis products. Cannabis does not include hemp or hemp products, as defined in § 14-101 of the Agriculture Article of the Annotated Code of Maryland.

CANNABIS ADMINISTRATION The Maryland Cannabis Administration established under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

CANNABIS BUSINESS A business licensed or registered by the Cannabis Administration to operate in the cannabis industry. This includes, but is not limited to, a grower, processor, or dispensary, to include an on-site consumption establishment, licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland

CANNABIS DELIVERY SERVICE A cannabis licensee authorized to deliver cannabis in accordance with a cannabis micro license to operate a cannabis dispensary.

CANNABIS DISPENSARY An entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland that acquires, possesses, repackages, transfers, repackages, transports, sells, distributes, or dispenses cannabis or cannabis products,

including tinctures, aerosols, oils, and ointments, related supplies, and educational materials for use by qualifying patients, caregivers, or consumers through a storefront or through a delivery service, based on license type.

CANNABIS GROWER An entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland that cultivates, or packages, cannabis and is authorized by the Cannabis Administration to provide cannabis to other cannabis licensees and registered independent testing laboratories.

CANNABIS MICRO LICENSE A micro license issued in accordance with § 36–401(c)(2) of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

CANNABIS ON–SITE CONSUMPTION ESTABLISHMENT An entity licensed under § 36–401(c)(4) of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland to distribute cannabis or cannabis products for on–site consumption other than consumption by smoking indoors.

CANNABIS PROCESSOR A licensed entity that:

- (1) transforms cannabis into another product or an extract and packages and labels the cannabis product; and
- (2) is authorized by the Administration to provide cannabis to licensed dispensaries and registered independent testing laboratories.

RECREATION CENTER Includes both recreation and active recreation establishments as defined in this Chapter.

Part 6
Accessory and Principal Uses

Article XVIII
Principal Uses

§225-67 Table of Permitted Uses-designations

2. The Table of Permitted Uses, Attachment 2, Part 2, Commercial, Institutional, Business and Industrial Districts, shall be amended to reflect the changes created by this legislation.

	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
INDUSTRIAL							
CANNABIS							
GROWER						P	P
PROCESSOR						P	P
DISPENSARY						SE	SE

Part 8
Special Standards for Particular Uses

Article XX
Uses and Standards for Particular Uses

§225-82.1 CANNABIS BUSINESSES

A. A CANNABIS BUSINESS MAY NOT LOCATE WITHIN 500 FEET OF:

(1) A PRE-EXISTING PRIMARY OR SECONDARY SCHOOL IN THE STATE,
OR A LICENSED CHILD CARE CENTER OR REGISTERED FAMILY CHILD
CARE HOME; OR

(2) A PLAYGROUND, RECREATION CENTER, LIBRARY, PLACE OF
ASSEMBLY OR PUBLIC PARK; OR

(3) 1,000 FEET OF ANOTHER CANNABIS BUSINESS.

B. A CANNABIS ON-SITE CONSUMPTION ESTABLISHMENT IS PROHIBITED WITHIN
WICOMICO COUNTY.

C. A cannabis business not enumerated as a permitted use in § 225-67 is prohibited within
Wicomico County.

SECTION II: BE IT FURTHER ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND, IN LEGISLATIVE SESSION THAT this bill shall be known as Legislative Bill No. 2023-__ and shall take effect sixty (60) days after its enactment, unless a proper Petition for Referendum thereof shall be filed prior to said date; in which event, the Bill shall not take effect until the expiration of thirty (30) days following the approval of this Bill by a majority of the qualified voters of the County voting in any such referendum.

Certified correct as passed and adopted by the County Council of Wicomico County, Maryland this ____ day of _____, 2023.

WICOMICO COUNTY, MARYLAND

_____(SEAL)

By: John Cannon, President

_____(SEAL)

By: Laura Hurley, Secretary

I HEREBY CERTIFY that copies of the above Bill are available to the public, the press and other news media at the time of its introduction.

_____(SEAL)

By: Laura Hurley, Secretary

Explanation:

~~Strike Out~~ indicates matters deleted from existing law.

CAPITALS INDICATE MATTERS ADDED TO EXISTING LAW.

~~CAPITAL—STRIKE OUT~~ indicates matter stricken from Bill by Amendment.

Underlining indicates Amendments to Bill

COUNTY COUNCIL
OF
WICOMICO COUNTY, MARYLAND

2023 Legislative Session

Legislative Day No. _____

LEGISLATIVE BILL NO. 2023 – __

DATE: _____, 2023

Introduced by: The Council President at the request of the Planning Commission

AN ACT TO AMEND CHAPTER 225 OF THE WICOMICO COUNTY CODE, TITLED “ZONING” PART 3, TITLED “BASIC DEFINITIONS AND INTERPRETATIONS,” ARTICLE VI, TITLED “TERMS DEFINED,” SECTION 225-25, TITLED “DEFINITION OF BASIC TERMS” AND PART 6, TITLED “ACCESSORY AND PRINCIPAL USES,” ARTICLE XVIII, TITLED “PRINCIPAL USES,” SECTION 225-67, TITLED “TABLE OF PERMITTED USES-DESIGNATIONS” AND PART 8, TITLED “SPECIAL STANDARDS FOR PARTICULAR USES,” ARTICLE XX, TITLED “USES AND STANDARDS FOR PARTICULAR USES” TO ESTABLISH SECTION §225-82.1 TITLED “CANNABIS BUSINESSES” TO REGULATE THE CANNABIS BUSINESS TO INCLUDE THE GROWING, PROCESSING, DISPENSING, AND ON-SITE CONSUMPTION ESTABLISHMENTS IN WICOMICO COUNTY.

Introduced and read on _____, 2023. Ordered posted and public hearing scheduled for _____, 2023, at _____ a.m./p.m.

PUBLIC HEARING: Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, 2023, and concluded on _____, 2023.

Laura Hurley, Council Administrator

CERTIFICATION: The undersigned hereby certifies that this Bill was Approved and Adopted by the County Council of Wicomico County, Maryland, on the ___ day of _____, 2023.

Laura Hurley, Council Administrator

Presented to the County Executive for approval this ___ day of _____, 2023, at ___ a.m./p.m. (5 days '411)

Laura Hurley, Council Administrator

BY THE EXECUTIVE:

APPROVED

Date: _____
(21 days '411)

Julie Giordano, County Executive

VETOED

Date: _____

EFFECTIVE DATE:

This Bill, having been approved by the County Executive and returned to the Council, becomes law on _____, 2023, and effective on: _____, 2023. (60 days '311)

ENROLLMENT: Legislative Bill No. 2023-__ is herewith submitted to the County Council of Wicomico County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Laura Hurley, Council Administrator

Date: _____


ENROLLED

John Cannon, Council President

Date: _____



City of
Salisbury
John "Jack" R. Heath, Mayor

To: Salisbury – Wicomico County Planning and Zoning Commission
From: Brian Soper, City Planner 
Date: October 5, 2023
Re: Adult Use Cannabis – Text Amendments

Maryland voters approved a ballot referendum in the 2022 General Election to allow use of cannabis by adults 21+ (hence, "adult-use") starting July 1, 2023. During the 2023 legislative session, the General Assembly passed legislation that provided a framework for implementing legal adult-use sales, including a licensing and taxation framework (see House Bill 556/Senate 516). The Cannabis Reform Act, which took effect immediately upon Governor's signature on May 3, 2023, authorized existing licensed dispensaries to convert their licenses for dual medical and adult-use sales by July 1, thereby creating a legal adult-use marketplace as of July 1, 2023. The Act also authorized the Maryland Cannabis Administration to issue additional grower, processor, and dispensary licenses, and new incubator licenses over two licensing rounds.

Staff has prepared the proposed regulatory framework for the growing, processing and dispensing of adult use cannabis within the City. The proposed amendments for growing and processing in the Light Industrial and Industrial Park zoning districts are similar to the proposed County amendments previously reviewed by the Commission. The Industrial zoning district was not included due to location and the existing uses.

Cannabis dispensaries are proposed in the General Commercial district as an ordinance permit. Staff finds cannabis dispensaries to be of a similar use as "liquor stores and dispensaries" already permitted with an ordinance permit. An ordinance permit is adopted by the City Council following a recommendation from the Planning Commission.

Staff is seeking comments from the Planning Commission prior to finalizing a draft for Public Hearing.

A draft of the amendments to 17.04.120, 17.36, 17.76, and 17.80 is attached.

Proposed next steps:

1. Public Hearing at the next Planning Commission meeting; October 19, 2023.

ATTACHMENTS (4):

1. **Section 17.04.120**
2. **Chapter 17.36**
3. **Chapter 17.76**
4. **Chapter 17.80**

17.04.120 Definitions.

The following definitions have been used or considered in the construction of this title and shall be used in its interpretation:

"Accessory apartment" means a dwelling unit, limited to no more than one bedroom, incorporated within a single-family dwelling or its accessory building. The accessory apartment or the principal dwelling shall be occupied by the owner(s) of the property on which the accessory apartment is located.

"Accessory use" means a use which is customarily incidental and subordinate to a principal use and which is located on the same lot therewith.

"Adult arcade" means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, videos, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

"Adult cabaret" means any bar, dance hall, restaurant, or other place of business which features dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers, or waiters or waitresses that engage in specified sexual activities or display specified anatomical areas, or any such business establishment, the advertising for, or a sign identifying which, uses the words, "adult," "topless," "nude," "bottomless," or other words of similar import. Any establishment in which employees perform straddle dances is considered an adult cabaret.

"Adult entertainment business" means an adult arcade, adult cabaret, adult motion picture theater, adult photographic and modeling studio, adult retail store, adult theater, sexual encounter center, or any other business establishment whose primary business stock in trade is dependent upon the activities relating to specified sexual activities, specified anatomical areas, private performances or straddle dances. An adult entertainment business does not include a modeling class operated by a proprietary school, licensed by the state of Maryland, a college, junior college, or university supported entirely or partly by taxation, or a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.

"Adult motion picture theater" means any commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly, commonly, habitually, or consistently shown that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

"Adult photographic and modeling studio" means any commercial establishment which offers or advertises, as its primary business stock in trade, the use of its premises for the purpose of photographing or exhibiting specified sexual activities or specified anatomical areas, or modeling of apparel that exhibits specified anatomical areas, or modeling, demonstrating, or presenting any product or service for sale, in a private performance setting, in which the model or sales representative exhibits specified anatomical areas.

"Adult retail store" means a commercial establishment that offers for sale or rental for any form of consideration a significant amount of any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations, that depict or describe specified sexual activities or specified anatomical areas; or
2. Novelty items, games, greeting cards, instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

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3. Excessive minor defects which, when taken collectively, cause the building to have a deteriorating or undesirable effect on the surrounding area;
 4. "Inadequate" original construction or subsequent alteration;
 5. Inadequate, unsafe or nonconforming plumbing, heating or electrical facilities.

"Building height" means the vertical distance from the grade to the top of the highest roof beams of a flat roof or to the mean level of the highest gable or slope of a hip roof. When a building faces on more than one street, the height shall be measured from the average of the grades at the center of each street front.

"Building inspector" means the department of building, permitting and inspections, and the duly designated building official.

"Building supply and lumber yard" means the sale and storage of supplies and materials used in construction or repair of buildings, but not to include stockpiling, storage or sale of sand, gravel, cement or similar materials.

"Business center" means a group of buildings for business use arranged on a parcel of land or on a group of individual lots in accordance with a predetermined development plan.

"Cannabis" means the plant Cannabis Sativa L. and any part of the plant, including all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9-tetrahydrocannabinol concentration greater than 0.3% on a dry weight basis. Cannabis includes cannabis products. Cannabis does not include hemp or hemp products, as defined in § 14-101 of the Agriculture Article of the Annotated Code of Maryland.

"Cannabis Administration" means the Maryland Cannabis Administration established under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

"Cannabis Business" means a business licensed or registered by the Cannabis Administration to operate in the cannabis industry. This includes, but is not limited to, a grower, processor, or dispensary, to include an on-site consumption establishment, licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland. A cannabis business not enumerated as a use, permitted or otherwise, in this Title is prohibited within the City of Salisbury.

"Cannabis Delivery Service" means a cannabis licensee authorized to deliver cannabis in accordance with a cannabis micro license to operate a cannabis dispensary.

"Cannabis Dispensary" means an entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of the Maryland that acquires, possesses, repackages, transfers, repackages, transports, sells, distributes, or dispenses cannabis or cannabis products including tinctures, aerosols, oils, and ointments, related supplies, and educational materials for use by qualifying patients, caregivers, or consumers through a storefront or through a delivery service, based on license type.

"Cannabis Grower" means an entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland that cultivates, or packages, cannabis and is authorized by the Cannabis Administration to provide cannabis to other cannabis licensees and registered independent testing laboratories.

"Cannabis Micro License" means a micro license issued in accordance with § 36-401(c)(2) of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

"Cannabis On-site Consumption Establishment" means an entity licensed under § 36-401(c)(4) of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland to distribute cannabis or cannabis products for on-site consumption other than consumption by smoking indoors. A Cannabis On-Site Consumption Establishment is prohibited within the City of Salisbury.

"Cannabis Processor" means a licensed entity that:

(1) transforms cannabis into another product or an extract and packages and labels the cannabis product; and

(2) is authorized by the Administration to provide cannabis to licensed dispensaries and registered independent testing laboratories.

"Care home" means a facility established to render domiciliary care for eleven (11) or more chronic or convalescent patients, which includes common features and services, including assistance with daily activities. This category includes assisted-living facilities, rest homes, and nursing homes. This category excludes group domiciliary care facilities and group homes, as defined by this chapter.

"Church" means an institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term shall include buildings and all customary accessory activities including but not limited to a chapel, day care center, school of general instruction, gymnasium, or social hall.

"Club," "lodge" and "fraternal organization" mean a nonprofit organization whose premises are restricted to members or guests, excluding a fraternity or sorority house.

"Cluster development" means a residential development constructed in accordance with a comprehensive development plan, permitting reduction and modification of lot area and size, provided that any reduction in area is retained as open space. Cluster development provides for the grouping of lots and open space in predetermined areas on the tract as an alternative to traditional zoning, while maintaining the established density of development for the district in which the cluster development is located.

"Commercial auction" means the sale of any article or property, excluding animals and farm produce, by auction, conducted entirely within the confines of a building so that noise from within the building does not pass beyond the lot lines, and provided that there is no outside storage of inventory or property to be sold at said auction on the same or contiguous lots.

"Common open space" means open space within the boundaries of a development, designed and set aside for use by all residents or a designated portion of residents of the development under the bylaws of an association.

"Community impact statement" includes the following:

- A. A marketing study related to the type of development proposed; e.g. retail marketing, housing market, transient housing, etc. This study shall include an estimate of existing need and reasonable forecast of future demand for the kind of development proposed. It will be used to determine that extent of existing facilities of a type similar to that proposed and used to estimate when development may be needed in the community;
- B. An impact study related to the quantity and kind of improvement and service to be provided by the community for the proposed development. This study should include an estimate of revenue to the community from proposed development and an estimate of the cost of improvements and services required to serve the development. The cost of improvements shall include those immediately needed to serve the development and those that may be needed in the future. The impact study related to services and improvements should include, where applicable, but not be limited to services and improvements, such as schools, utilities, including sewage, water mains, and storm drains, streets, traffic signals, police and fire protection, refuse collection and disposal, recreation facilities and any other service to be provided by the city;
- C. An environmental impact statement related to the effect of proposed development on natural drainage channels and streams, natural growth, soils, air and water quality, etc., and a statement related to the effect of the proposed development on the use and development of adjoining property and the general neighborhood. This statement should include such considerations as the effects of noise, dust, odor, traffic, lighting, smoke, erosion, sediment control, flooding, change in natural ground cover, etc.

intended to limit or restrict the use of property in any zone for poles, mains, pipes, conduits or wires erected and maintained for the transmission and distribution of electric energy over wires for any lawful purpose or gas to customers for such energy or municipal water or sewer services or any equipment or device necessary or incident to such use or uses.

"Public utility operation center" means facilities, structures and any or all uses directly relating to the operation and maintenance of a public utility:

- A. Including, but not limited to:
 - 1. Operating utility system controls;
 - 2. Business offices and associated accessory uses;
 - 3. Indoor and outdoor repair, maintenance and/or storage of motor vehicles and utility construction and maintenance equipment; and associated storage of fuels, lubricants, coolants and fluids and substances, not for sale to the public;
 - 4. Indoor and outdoor assembly, repair, maintenance, testing and storage of utility system components, equipment, tools and supplies; and;
 - 5. Staging area for contractors constructing, repairing, and/or maintaining the utility system;
 - 6. And may include a solar farm.

"Recreation Center" includes both recreational establishment, indoor and recreational establishment, outdoor as defined in this Chapter.

"Recreational establishment, indoor" means billiard parlor, bowling alley, skating rink, tennis or racquetball center, automatic amusement device center, swimming pool, convention hall and other similar indoor recreational uses.

"Recreational establishment, outdoor" means miniature golf course, amusement park, private zoo, kiddieland ride, driving range, sports stadium, arena and other similar outdoor recreational uses.

"Recreational vehicle" means any type of vehicle, whether self-propelled, vehicle-mounted or vehicle-pulled, used for camping or recreational purposes, including but not limited to pickup campers, motor homes, tent campers and travel trailers.

"Regional shopping center" means a shopping center containing more than three hundred thousand (300,000) square feet in gross floor area.

"Restaurant" means any establishment of which the principal business is the sale of food and of which the principal method of operation is to serve food ordered from a menu to seated customers at a table, booth or counter inside the establishment. However a snack bar or refreshment stand at a public or nonprofit community swimming pool, playground or park, operated solely for the convenience of patrons of the facility, shall not be deemed to be a restaurant.

"Restaurant, fast-food" means any establishment where ready-to-eat food primarily intended for immediate consumption is available upon a short waiting time and packaged or presented so that it can readily be eaten outside the premises where it is sold and where facilities for on-premises consumption of food are insufficient for the volume of food sold.

"Restaurant, fast-food cafeteria" means any establishment where ready-to-eat food is available upon a short waiting time and served to customers on a tray through a cafeteria line for consumption at a table, booth or counter inside the establishment.

"Restaurant, fast-food carry-out" means any establishment where ready-to-eat food primarily intended for immediate consumption is available upon a short waiting time and packaged or presented so that it can readily be

Chapter 17.36 GENERAL COMMERCIAL DISTRICT

17.36.010 Purpose.

The purpose of the general commercial district is to provide a wide range of functional and attractive regional retail, office, service, wholesale, storage, distributing and light manufacturing activities.

To alleviate problems with traffic congestion and unnecessary turning movements, unified access and consolidation of businesses are encouraged. Because of the potential impact of these types of activities, special landscaping and screening requirements are established for certain use.

The following uses, standards and area regulations have been established consistent with this purpose.

(Ord. 1599 § 1 (part), 1995: prior code § 150-65)

17.36.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Apartment units, in accordance with chapter 17.168;
2. Bank;
3. Bakery;
4. Boardinghouse/rooming house;
5. Business center in accordance with the requirements of chapter 17.172, provided that each individual lot shall have a minimum of six thousand (6,000) square feet of land area;
6. Carpenter, sheet metal, sign, blacksmith and welding shop, provided that all activities are confined within a building;
7. Church and other place of worship;
8. Club, lodge and fraternal organization;
9. Cultivation of land;
10. Cultural uses, such as museum, library or art gallery;
11. Dry-cleaning plant;
12. Eating and drinking establishments, including tavern, dance hall, nightclub and restaurants, all types;
13. Firehouse;
14. Equipment sales, rental, service, repair or maintenance facility for industrial, automotive, marine, office, construction, household, business or farm equipment;
15. Greenhouse, florist and nursery;
16. Hotel, motel or motor hotel;
17. Laboratory and establishment for production, sale, fitting or repair of eyeglasses, hearing aids and prosthetic appliances;

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18. Light industrial uses, as listed in the light industrial district, completely confined within a building with no outside storage of raw materials or finished products;
 19. Lumber and building supplies;
 20. Marina;
 21. Medical-care facility;
 22. Medical and dental office and clinic;
 23. Police station or substation;
 24. Parking garage, public or private;
 25. Mixed use building as defined in section 17.04.120 in this chapter in accordance with a comprehensive site plan, as approved by the planning commission, with a mandatory five-foot-wide landscaping area abutting all property lines and parking lots. Signage shall be the same as required for a shopping center;
 26. Neighborhood shopping center not exceeding thirty thousand (30,000) gross square feet of building area in accordance with the requirements of chapter 17.212;
 27. Office or office building for more than one office;
 28. Radio or television broadcasting station or studio;
 29. Retail sales;
 30. School of special instruction;
 31. Service, rental or repair establishment, such as laundry or laundromat, automobile rental, gasoline and service station, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, hairdresser shop, pet-grooming shop, excluding outdoor runs, upholstery shop, funeral home, tailor and other uses of similar nature;
 32. Taxi and limousine service;
 33. Theater, excluding drive-in theater;
 34. Wholesale business, warehouse, moving, storage and distribution establishment, including wholesale sales;
 35. Group domiciliary care facility;
 36. Townhouse development, in accordance with chapter 17.224.

(Ord. 1786 § 6, 2000; Ord. 1599 § 1 (part), 1995; prior code § 150-66)

(Ord. No. 2734 , 9-12-2022)

17.36.030 Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Animal hospital or kennel or any other facility for the treatment of animals with outside pens or runs;
- B. Bus terminal;
- C. Shopping centers, neighborhood, over thirty thousand (30,000) gross square feet of floor area, commercial and regional shopping centers in accordance with chapter 17.212;

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- D. Trucking and freight stations, terminals, and storage yards, excluding the above ground storage of flammable liquids, except for servicing vehicles owned or used in the conduct of the business;
 - E. Recreational establishment, indoor;
 - F. Day care facilities for the elderly and handicapped.

(Ord. 1690 § 2, 1998; Ord. 1599 § 1 (part), 1995; prior code § 150-67)

17.36.040 Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Commercial auction;
- B. Communication tower, over seventy-five (75) feet in height or any other electronic communications facilities with more than one tower or more than one sending or receiving disk in accordance with chapter 17.220;
- C. Liquor stores and dispensaries (off-sale);
- D. Public or private utility building and uses;
- E. Recreational establishment, outdoor;
- F. Utility substation, in accordance with chapter 17.220;
- G. Compact concrete dispenser as an accessory use to a use listed in section 17.36.020, permitted uses, and/or section 17.36.030, uses permitted by special exception.

H. Cannabis Dispensary, in accordance with the following and section 17.36.060, Development Standards:

1. A Cannabis On-Site Consumption Establishment is prohibited.

(Ord. 1599 § 1 (part), 1995; prior code § 150-68)

17.36.045 Prohibited uses.

Adult entertainment businesses, as defined in this title, shall be prohibited.

(Ord. 2048 § 2, 2008)

17.36.050 Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Off-street parking lot or structure;
- B. Off-street loading and unloading facilities;
- C. Underground storage of flammable liquids for vehicles used in the conduct of the business of the principal use;
- D. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- E. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;

F. Day-care services for employees or patrons of a permitted use.

(Prior code § 150-69)

17.36.060 Development standards.

Development standards for the general commercial district shall be as follows:

- A. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
 - 1. Lot area: ten thousand (10,000) square feet;
 - 2. Interior lot width: eighty (80) feet;
 - 3. Corner lot width: one hundred (100) feet.
- B. Minimum yard and setback requirements shall be as follows:
 - 1. Front: twenty-five (25) feet;
 - 2. Rear: fifteen (15) feet;
 - 3. Side: two, not less than twenty (20) feet total in any combination.
- C. The height limitation shall be fifty (50) feet.
- D. Parking, loading and unloading areas shall be provided for all uses in accordance with chapter 17.196.
- E. Access. Direct access onto a street or major highway shall be reduced or eliminated wherever the city department of infrastructure and development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
- F. Lighting. Lighting shall be designed so as not to throw glare onto surrounding properties. Flashing lights are prohibited.
- G. Signs. Signs shall be in accordance with chapter 17.216.
- H. Storage. All necessary outside storage of parts, materials, heavy equipment and inoperable vehicles accessory to uses permitted herein shall be in accordance with chapter 17.220. Open, unenclosed storage of parts, materials, heavy equipment and inoperable vehicles is prohibited.
- I. Landscaping and Screening.
 - 1. Either landscaping or screening shall be provided for all uses in accordance with the provisions of chapter 17.220;
 - 2. In addition to the requirements of chapter 17.220, all areas devoted to building or required parking areas shall be landscaped as defined in section 17.220.080, provided that a landscaped area of at least three feet shall be required abutting all property lines where a zero setback is not provided.

J Cannabis Dispensary:

1. May not be located within 500 feet of:

- a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or**

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- b. A playground, recreation center, library, church or public park; or
 - c. 1,000 feet of another cannabis business.
 - 2. The City Council may reduce the 500-foot setback by no more than 50% as part of the ordinance permit following a recommendation from the Planning Commission;
 - 3. Parking standards shall be established by the City Council in the ordinance permit following a recommendation from the Planning Commission;
 - 4. May not be located adjacent to a residential use.
 - 5. An ordinance permit approving a cannabis dispensary which shall remain idle and unused for a continuous period of more than one year shall be considered null and void.

(Ord. 1599 § 1 (part), 1995; prior code § 150-70)

(Ord. No. 2459, 10-9-2017)

Chapter 17.76 LIGHT INDUSTRIAL DISTRICT

17.76.010 Purpose.

The purpose of the light industrial district is to foster the continuance of existing manufacturing and other light industrial uses and to encourage the location of new industries within the city to continually improve the economic base of the community. These uses require large sites served by highways, rail lines and utilities near enough to residential areas to provide employment with minimum travel time. To make these areas attractive to industries compatible with one another, maintain property values and protect residential areas adjoining or close by, uses are limited to those which do not create adverse external noise, vibration, smoke, dust, lint, odor, heat or glare. Uses which are explosive, toxic, or otherwise hazardous may be permitted by ordinance permit. In accordance with this purpose, which is in accord with findings and recommendations of the adopted land use element of the metro core comprehensive plan, the following uses, standards and area regulations have been established.

(Ord. 1839 (part), 2002: prior code § 150-77)

17.76.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Garage for the repair, storage and maintenance of motor vehicles;
2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;
3. Carbon paper and inked ribbon manufacture;
4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
5. Construction contractor's establishment;
6. Data processing and computer center;
7. Greenhouse, wholesale;
8. Ice manufacture, sales and distribution;
9. Industrial vocational training school;
10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous materials;
11. Laundry and linen service;
12. Leather goods manufacture, but not including tanning operations;
13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of similar nature;
14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;
15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;

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16. Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;
 17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage and fabrics, and printing and finishing of textiles and fibers into fabric goods;
 18. Manufacture and assembly of products from plastic;
 19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);
 20. Offices and office building;
 21. Photographic processing and blueprinting establishment;
 22. Plating, electrolytic process;
 23. Plumbing supplies, manufacture;
 24. Printing, bookbinding and publishing establishment;
 25. Radio and television broadcasting station and studio;
 26. Wholesale merchandising and warehousing;
 27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts, cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar building materials from concrete, with no manufacture of concrete on the premises (must be delivered to the site);
 28. Animal hospital;
 29. Planned business center, in accordance with chapter 17.172;
 30. Indoor recreational facilities;
 31. Schools of special instruction;
 32. Multi-use facility;
 33. Church or other place of worship;
 34. Hairdresser shop.
 35. Service, rental or repair establishments, limited to laundry or laundromat, automobile rental, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, pet-grooming shop, upholstery shop, tailor and tattoo parlor.

36. Cannabis Grower and/or Processor, in accordance with the following and 17.76.050:

a. A Cannabis On-Site Consumption Establishment is prohibited.

~~B. Uses permitted by special exception shall be as follows:~~

- ~~1. Restaurant;~~
- ~~2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;~~
- ~~3. Day care center or nursery school in accordance with chapter 17.220;~~
- ~~4. Day care facilities for the elderly and handicapped;~~
- ~~5. Outdoor storage yard, in accordance with section 17.220.040.~~

(Ord. 1901 (part), 2004; Ord. 1842 (part), 2002; Ord. 1690 § 3, 1998; Ord. 1566, 1993; prior code § 150-78)

(Ord. No. 2296, 7-14-2014; Ord. No. 2501, 9-10-2018 ; Ord. No. 2507, 11-13-2018 ; Ord. No. 2516, 1-14-2019)

17.76.025 Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Group home.
- B. Restaurant;**
- C. Gasoline service facilities with convenience goods clearly incidental to the gas facility;**
- D. Day-care center or nursery school in accordance with chapter 17.220;**
- E. Day care facilities for the elderly and handicapped;**
- F. Outdoor storage yard, in accordance with section 17.220.040;**

(Ord. 1786 § 10, 2000)

17.76.030 Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Communication tower, in accordance with chapter 17.220;
- B. Public or private utility building and uses, in accordance with chapter 17.220;
- C. Petroleum and propane storage and distribution on a minimum site of three acres.

(Ord. 1839 (part), 2002; prior code § 150-79)

17.76.040 Accessory uses.

Accessory uses shall be as follows:

- A. Living quarters for resident watchmen and caretakers employed on the premises;
- B. Cafeteria or other eating facilities, lecture halls, recreation facilities and day-care services for employees or students;
- C. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- D. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- E. Retail sales as an accessory use, for products produced or distributed by uses permitted inherently or by special exception, provided that additional parking is provided for the amount of space devoted to retail sales as required by section 17.196.030.

(Prior code § 150-80)

17.76.050 Development standards.

Development standards for the light industrial district shall be as follows:

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- A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials, supplies or waste material from manufacturing may be stored outside in open sheds if completely screened from view by landscaping or fencing in accordance with chapter 17.220. Finished or semifinished products manufactured or assembled on the premises may be stored outside in the side or rear yard if completely screened from view by landscaping or fencing in accordance with chapter 17.220.
 - B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
 - 1. Lot area: twenty thousand (20,000) square feet;
 - 2. Interior lot width: one hundred (100) feet;
 - 3. Corner lot width: one hundred twenty (120) feet.
 - C. Minimum yard requirements shall be as follows:
 - 1. Front: fifty (50) feet;
 - 2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;
 - 3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;
 - 4. Corner, side: same as front yard.
 - D. Parking. Parking, loading and unloading areas shall be provided in accordance with chapter 17.196.
 - E. The height limitation shall be fifty (50) feet.
 - F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of infrastructure and development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
 - G. Signs shall be in accordance with chapter 17.216.
 - H. Landscaping and Screening. In addition to the requirements of chapter 17.220, all areas not devoted to buildings and required parking shall be landscaped and maintained in accordance with section 17.220.080.

I Cannabis grower and/or processor;

- 1. May not be located within 500 feet of:**
 - a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or**
 - b. A playground, recreation center, library, church or public park; or**
 - c. 1,000 feet of another cannabis business.**
- 2. May not be located adjacent to a residential use;**

(Prior code § 150-81)

(Ord. No. 2459, 10-9-2017)

(Supp. No. 21)

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Chapter 17.80 INDUSTRIAL PARK DISTRICT

17.80.010 Purpose.

- A. The purpose of the industrial park district is to provide for the development of lands that have convenient access to transportation facilities such as rail, highways, air and shipping, existing or planned availability of utilities such as water, power and waste disposal systems; reasonable proximity to labor supply, raw material source and markets; and adequate room for expansion, with exclusive modern industrial facilities under a unified site development plan.
- B. Industrial park districts shall provide attractive and well-designed sites, streets and access and areas which are separated and protected from incompatible uses by berms, fencing, landscaping and setbacks.
- C. The following regulations have been developed based upon these purposes which are in accord with the findings and recommendations of the city's adopted land use element of the metro core comprehensive plan.

(Prior code § 150-166)

17.80.020 Development plan required.

A development plan reviewed and approved in accordance with chapter 17.108, shall be required for all industrial park districts.

(Prior code § 150-167)

17.80.030 Establishment of boundaries.

Boundaries for an industrial park district shall be approved by the city council and shown on the official zoning map after approval of the preliminary development plan.

(Prior code § 150-168)

17.80.040 General standards and requirements.

In preparing the overall plan for development of the industrial park, the developer shall take into consideration the following, which shall be taken into consideration by the approving agencies:

- A. The layout of the site should be that overall systems for sewer, water and drainage may be provided to adequately serve the proposed industrial uses.
- B. Natural Growth and Screening.
 - 1. Natural growth should be maintained in such a manner as to screen residential areas adjacent to or development near the boundaries of the park.
 - 2. Existing foliage should be used for the screening of open storage yards and unsightly areas within the industrial park.

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3. Other methods of screening should also be used as recommended for screening in chapter 17.220 where there is no natural growth or to supplement existing natural growth to provide adequate screening.
 4. Perimeter screening areas shall be shown on the overall development plan.
 - C. Provisions should be made for docking facilities if adjacent to navigable waters and for the extension of rails to those facilities and sites within the park where possible.
 - D. The layout of the site should provide a maximum flexibility for sites of various sizes, shapes and locations for industries that may desire to locate there.
 - E. The layout should lend itself to an orderly series of stages of development to ensure that access and utilities can be provided to each site at a minimum of expense and effort.
 - F. All setbacks and side and rear yard and height requirements shall be established in a manner which will provide maximum flexibility within the park and, at the same time, adequately protect surrounding development and development within the park.
 - G. Outdoor storage of finished or semifinished products manufactured or assembled on the premises shall not be located within the front yard and shall be screened in a manner which will be compatible with the architecture of the main building and adequately contain the material stored.
 - H. The approved development plan shall contain whatever additional use restrictions are deemed necessary to promote the health, safety and general welfare of surrounding residents and properties.

I Cannabis grower and/or processor;

1. May not be located within 500 feet of:

a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or

b. A playground, recreation center, library, church or public park; or

c. 1,000 feet of another cannabis business.

2. May not be located adjacent to a residential use;

3. A Cannabis On-Site Consumption Establishment is prohibited.

(Prior code § 150-169)

17.80.050 Minimum size.

The minimum size of an industrial park district shall be ten acres.

(Prior code § 150-170)

17.80.060 Permitted uses.

All buildings, structures or land shall be used for manufacturing or for the fabrication, assembly, processing, warehousing, wholesaling or distribution of manufactured goods or for research or for office and related facilities attendant to these uses. **Cannabis grower and/or processor shall also be permitted.** Government buildings and public structures are permitted, as well as eating facilities, day-care facilities, motel facilities, schools of special instruction, including dance, cheerleading, karate, and aerobics schools/studios, indoor recreational establishments and commercial establishments which serve the industrial park and its occupants.

(Ord. 1901 (part), 2004: prior code § 150-171)

17.80.070 Individual site plan review.

- A. The site plan, including landscaping and lighting, for each individual industry or related use proposed for locating within the park must be reviewed by the planning director, director of infrastructure and development; and
 - 1. If such plan is not in compliance with an overall plan approved by the planning commission, it must be referred to the planning commission for review and approval;
 - 2. If the proposed site plan conforms in all respects to the requirements of this chapter and a plan previously approved by the planning commission, a building permit shall be issued.
- B. No building permit shall be issued which is in conflict with the plan approved by the planning commission.

(Ord. 1976 (part), 2005; prior code § 150-172)

(Ord. No. 2459, 10-9-2017)

17.80.080 Minimum lot area and lot width.

Minimum lot area shall be twenty thousand (20,000) square feet. Minimum lot width shall be one hundred (100) feet for an interior lot and one hundred twenty (120) feet for a corner lot.

(Prior code § 150-173)

17.80.090 Signs.

- A. Signs shall contain only the name of the business, its slogan or trademark(s), if any, and listing of products or services.
- B. Signs shall not project above the principal roof of the building, except that a sign may be attached flat against or painted on a parapet wall not exceeding five feet above such roofline. Such signs shall not exceed three hundred (300) square feet in aggregate area.
- C. One permanent entrance sign identifying the park, not exceeding twenty (20) square feet in surface area per face, limited to two faces and set back fifteen (15) feet from the curblines, may be permitted.
- D. One directory sign listing the occupants of the park, fifteen (15) square feet in surface area per face, limited to two faces, six feet in height and set back fifteen (15) feet from the curblines, may be permitted.
- E. Illumination of outdoor signs shall be nonpulsating, diffused and confined to the face of the sign.

(Prior code § 150-174)

17.80.100 Parking and loading.

Off-street parking, loading, unloading and solid waste disposal areas shall be provided in accordance with chapter 17.196 and landscaped in accordance with chapter 17.220.

(Prior code § 150-175)