



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA - AMENDED

Wednesday, January 11, 2023 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Janet Sanders, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes of November 9, 2022

PUBLIC HEARINGS

OLD BUSINESS

2. Defining & Regulating Tiny Homes

NEW BUSINESS

3. Zoning Text Amendment - Recreational Marijuana

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on January 5, 2023 at 4:00 P.M.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, NOVEMBER 9, 2022, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding. Also present were Commissioners Heather Harrison, Angelia Thomas, Tony Koeller, Beth Emmendorfer and Eric Fraley. Commissioners Michelle Weber, Tina Weber and Bill Fadler were absent. Building & Planning Inspector Larry Miller was present as staff liaison. Assigned Aldermen Mike Seabaugh was present and Joe Bob Baker was absent. Citizen present was Ben Chapman.

Chairman Dryer called the meeting to order, and Commissioner Koeller called roll.

APPROVAL OF MINUTES)

Minutes of the October 12, 2022, meeting were unanimously approved on a motion by Commissioner Heather Harrison, seconded by Eric Fraley.

OLD BUSINESS

Request for rezoning 2033 West Jackson)
Boulevard from I-1 Light Industrial District)
to C-2 General Commercial District)
submitted by Gerald & Tom Sewing)

Chairman Dryer asked for a staff report. Mr. Miller reported the owners want to rezone the house because the buyer is not able to get the bank to lend money due to the zoning. He said since the address is an industrial zone, if something was to happen to the house, the house could not be built back because of the zoning.

Chairman Dryer asked the applicant to come forward. Ben Chapman who resides at 2033 West Jackson Boulevard said he is trying to buy the house. He said the bank will not lend the money because if something was to happen to the house, he could not rebuild it since it's an industrial zone. He said the other houses in the area are already zoned C-2.

Chairman Dryer asked if there were any questions from the board for Mr. Chapman. Since there were no questions Chairman Dryer asked if anyone wanted to oppose the matter. Seeing no one come forward, Chairman Dryer asked for a motion.

Commissioner Koeller made a motion to approve the I-1 zone to a C-2 zone. The motion was seconded by Commissioner Emmendorfer and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a motion to add items to the)
agenda)

Chairman Koeller made a motion to table the discussion for tiny homes until the December 14, 2022 meeting. The motion was seconded by Commissioner Harrison and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent (to table)

Adjournment)

Commissioner Harrison made a motion to adjourn, seconded by Commissioner Thomas and unanimously approved.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building & Planning Inspector

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING.

Staff Report 3

ACTION ITEM: Potential Zoning Text Amendment – Defining & Limiting Tiny Houses

APPLICANT: City of Jackson

APPLICANT STATUS: Municipal Governing Authority

PURPOSE: To add a definition to the zoning code for tiny homes and to establish a recommendation for where, if anywhere, they should be allowed.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

COMMENTS: This item is expected to take more than one meeting. Once a consensus has been reached on the general parameters, code language will be prepared by staff for action at a future meeting, including the public hearings at the P&Z level and also at the Board of Aldermen level required for a zoning text amendment.

A memo previously presented to the Board of Aldermen regarding building codes for tiny homes is included in this packet. Although the Planning & Zoning Commission has no authority over building codes, this memo will help in understanding the typical features.

The Board was not interested in allowing the requested home to be placed on a standard lot in town, citing protection of surrounding properties, but the discussion generated a need to define tiny homes in the zoning code and determine where, if anywhere, they should be allowed and under what conditions.

Some potential code language is attached. This is intended to be simply a starting point for further discussion.

Also attached is a memo summarizing surrounding cities' zoning code requirements.

NEW SINCE LAST STAFF REPORT: Newly attached is an article regarding the criteria for being able to finance a tiny home.

ACTION REQUIRED: Discussion of tiny homes and their potential location, if any.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Building & Planning Manager
DATE: August 30, 2022
SUBJECT: Tiny Houses

Our department has been approached by a resident who would like to install a tiny home on an existing residential lot. We do not have a code that prohibits tiny homes, and the only square footage limitation for dwellings comes from the International Residential Code which requires 120 square feet of habitable space per person. A tiny house that meets all aspects of the 2015 International Building Code could currently be constructed on any existing lot, where it could meet the standard setback and lot coverage requirements, or as part of a Special Use Permit for a community unit plan.

However, the construction design of most tiny homes does not meet certain requirements of the 2015 International Residential Code related to stairway design, emergency egress, and ceiling heights.

If the Board of Aldermen desires to allow tiny homes as a living option within the city which have the typical tiny home features of lower ceilings, loft sleeping, and ship ladder stairways, the attached Appendix AQ from the 2021 International Residential Code would need to be adopted. If this appendix is adopted, staff recommends excluding Section AQ106 (Energy Conservation) since we have not adopted any edition of the International Energy Code.

Attached is the 2021 International Residential Code Appendix AQ. Appendices for Tiny Houses did not come into existence until the 2018 version of the ICC Codes.

Tiny Houses meet the ICC and city zoning definitions for dwelling units and do not meet the definitions for manufactured homes unless built on a chassis.

APPENDIX AQ TINY HOUSES

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix AQ relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

SECTION AQ101 GENERAL

AQ101.1 Scope.

This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with the 2015 International Residential Code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS

AQ102.1 General.

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the 2015 International Residential Code for general definitions.

EGRESS ROOF ACCESS WINDOW. A *skylight* or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a *loft*.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

TINY HOUSE. A *dwelling* that is 400 square feet (37 m²) or less in floor area excluding *lofts*.

SECTION AQ103 CEILING HEIGHT

AQ103.1 Minimum ceiling height.

Habitable space and hallways in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in *lofts* are permitted to be less than 6 feet 8 inches (2032 mm).

SECTION AQ104 LOFTS

AQ104.1 Minimum loft area and dimensions.

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Minimum area.

Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

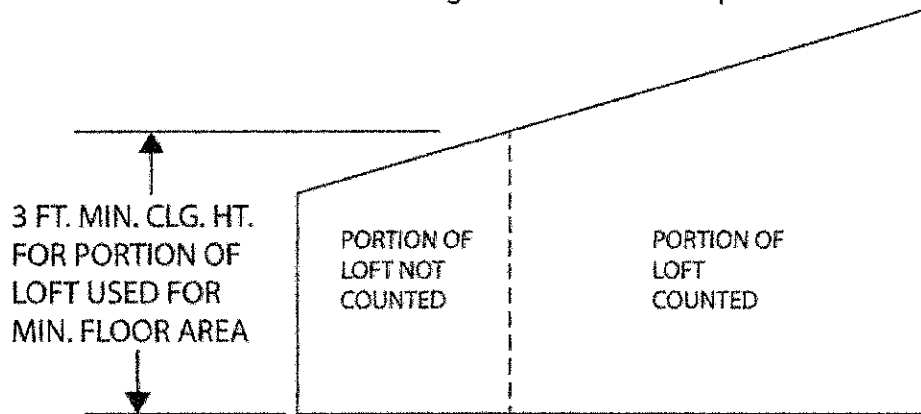
AQ104.1.2 Minimum horizontal dimensions.

Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area.

Portions of a *loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft. See Figure AQ104.1.3.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a *loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.



For SI: 1 foot = 304.8 mm.

**FIGURE AQ104.1.3
HEIGHT EFFECT ON LOFT AREA**

AQ104.2 Loft access and egress.

The access to and primary egress from *lofts* shall be of any type described in Sections AQ104.2.1 through AQ104.2.5. The loft access and egress element along its required minimum width shall meet the loft where its ceiling height is not less than 3 feet (914 mm).

AQ104.2.1 Stairways.

Stairways accessing *lofts* shall comply with this code or with Sections AQ104.2.1.1 through A104.2.1.7.

AQ104.2.1.1 Width.

Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at or above the *handrail*. The width below the *handrail* shall be not less than 20 inches (508 mm).

AQ104.2.1.2 Headroom.

The headroom above stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread landing or landing platform *nosings* in the center of their width and vertically from the landing platform along the center of its width.

AQ104.2.1.3 Treads and risers.

Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

AQ104.2.1.4 Landings.

Intermediate landings and landings at the bottom of stairways shall comply with Section R311.7.6, except that the depth in the direction of travel shall be not less than 24 inches (610 mm).

AQ104.2.1.5 Landing platforms.

The top tread and riser of stairways accessing *lofts* shall be constructed as a *landing platform* where the *loft* ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the *loft*. The *landing platform* shall be not less than 20 inches (408 mm) in width in depth measured horizontally from and perpendicular to the *nosing* of the landing platform. The landing platform riser height to the loft floor shall be not less than 16 inches (406 mm) and not greater than 18 inches (457 mm).

AQ104.2.1.6 Handrails.

Handrails shall comply with Section R311.7.8.

AQ104.2.1.7 Stairway guards.

Guards at open sides of stairways, landings and landing platforms shall comply with Section R312.1.

AQ104.2.2 Ladders.

Ladders accessing *lofts* shall comply with Sections AQ104.2.1 and AQ104.2.2.2.

AQ104.2.2.1 Size and capacity.

Ladders accessing *lofts* shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 300-pound (136 kg) load on any rung. Rung spacing shall be uniform within $\frac{3}{8}$ inch (9.5 mm).

AQ104.2.2.2 Incline.

Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices.

Alternating tread devices accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the *handrails* shall be not less than 20 inches (508 mm).

AQ104.2.4 Ship's ladders.

Ship's ladders accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below *handrails* shall be not less than 20 inches (508 mm).

AQ104.2.5 Loft guards.

Loft guards shall be located along the open sides of *lofts*. *Loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. *Loft* guards shall comply with Section R312.1.3 and Table R301.5 for their components.

SECTION AQ105 EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General.

Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *loft* floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

SECTION AQ106 ENERGY CONSERVATION

AQ106.1 Air leakage testing.

The air leakage rate for *tiny houses* shall not exceed 0.30 cubic feet per minute at 50 Pascals of pressure per square foot of the *dwelling unit* enclosure area. The air leakage testing shall be in accordance with the testing methods required in Section N1102.4.1.2. The *dwelling unit* enclosure area shall be the sum of the areas of ceilings, floors and walls that separate the conditioned space of a *dwelling unit* from the exterior, its adjacent unconditioned spaces and adjacent *dwelling units*.

AQ106.1.1 Whole-house mechanical ventilation.

Where the air leakage rate is in accordance with Section AQ106.1, the *tiny house* shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.

AQ106.2 Alternative compliance.

Tiny houses shall be deemed to be in compliance with Chapter 11 of this code and Chapter R4 of the *International Energy Conservation Code*, provided that the following conditions are met:

1. ~~1.~~ The insulation and fenestration meet the requirements of Table N1102.1.2.
2. ~~2.~~ The thermal envelope meets the requirements of Section N1102.4.1.1 and Table N1102.4.1.1.
3. ~~3.~~ Solar, wind or other renewable energy source supplies not less than 90 percent of the energy use for the structure.
4. ~~4.~~ Solar, wind or other renewable energy source supplies not less than 90 percent of the energy for service water heating.
5. ~~5.~~ Permanently installed lighting is in accordance with Section N1104.
6. ~~6.~~ Mechanical ventilation is provided in accordance with Section M1505 and operable fenestration is not used to meet ventilation requirements.

Can you finance a tiny home?



[Peter Miller](#)

The Mortgage Reports Contributor

April 26, 2019 - 6 min read

Financing your tiny home purchase

Tiny home financing is a new and growing segment of the real estate marketplace, but it's proving more challenging for buyers than if they were looking for a traditional mortgage.

If you're looking for a mortgage for a tiny house, you'll need to be creative and resourceful, but that doesn't mean you can't come up with the dollars you need. Here's where to look.

Tiny home finance gains acceptance

We live in a world where most things are standardized. Milk is sold by the quart, plumbers get paid by the hour, and such things as single-family homes, townhouses, condo apartments, and properties with two-to-four units are financed and refinanced in huge numbers each year. In the housing mix we now have **tiny houses**, an ownership movement which has only emerged in the past few years.

Because tiny houses are new, different and small, lenders are not likely to be familiar with them. But this situation is now changing because the market for such properties is increasingly accepted.

You cannot occupy a structure without a Certificate of Occupancy. Until recently such certificates were entirely unavailable for small homes.

As evidence take a look at your local housing codes. In most cases, you cannot occupy a structure without a Certificate of Occupancy. Until recently such certificates were entirely unavailable for small homes. Now, however, the folks who write the rules, the International Code Council (ICC), has added small homes to International Residential Code (IRC). The result is that local governments are more open to tiny house approvals and the occupancy certificates they require.

Tiny home finance applicants are attractive to some lenders

Mortgage lenders love to meet eligible borrowers.

Those who prefer tiny houses tend to have enviable finances. According to the Tiny House Society, 60% of tiny house owners have no credit card debt and most — 55% — have bigger savings accounts than the typical homeowner. If you're a mortgage lender you have to love these numbers.

Mortgage barriers

Tiny house buyers are often faced with **four big hurdles**.

1. Lenders don't love small loans

Mortgage lenders need to make money. There's less profit in mortgage originations than borrowers might think. According to the Mortgage Bankers Association, the typical mortgage in 2018 generated a lender profit of \$367 versus \$711 per loan in 2017.

Lenders are usually paid on the basis of loan size.

Lenders are usually paid on the basis of loan size, the bigger the loan the bigger the fees and charges. As a result, lenders prefer to work with big loans, financing certain to cover their fixed costs. Small mortgages — the type naturally associated with tiny houses — only make sense for lenders if they can charge higher fees. You might pay higher fees or get a higher mortgage rate on a tiny home than on a traditional house.

2. Community home size requirements

Many communities have minimum home size requirements, rules left over from the days of grand estates and pompous notions of real estate grandeur. Unfortunately, where such rules exist — and they exist widely — small homes are not up to code unless the codes are changed.

3. Traditional mortgages require permanent foundations

Mortgages are secured by real estate; that is, ground. Public records show exactly where a property is located. Many tiny homes are on wheels. The ground beneath them may not be owned by the homeowner. Tiny houses with wheels can move, whatever ground is beneath them can change. Such homes cannot be financed with a traditional mortgage.

4. Square footage minimums for traditional mortgages

Perhaps the biggest hurdle of all will be square footage minimums imposed by the lending agency (i.e. FHA) or the lender itself. Often, the rulemaking agency such as FHA or Fannie Mae will allow a certain property but the lender won't. The lender can add rules at its own discretion. For more about square footage, see section "[Traditional mortgages](#)" below.

Tiny house financing options

While attitudes and acceptance are changing tiny houses remain outside the realm of traditional mortgage lending. No matter, such houses can be financed. Here's how.

Traditional mortgages

There are situations where it is possible to get financing through the FHA, VA, and conventional mortgage programs. In particular, it may also be possible to get financing from a "portfolio" lender – a lender that services the loans after closing instead of selling it off, as most mortgage lenders do.

Square footage requirements

Be sure to look at the minimum square footage for each loan type, and whether your lender adheres to this minimum or has its own higher minimum.

Following are square foot minimums by loan type.

FHA: 400 square feet

VA loans: No square footage minimum

Conventional loans: From Fannie Mae guidelines: "Fannie Mae does not specify minimum size or living area requirements for properties with the exception of manufactured housing (*Editors note: 600 square feet for manufactured homes*). There should be comparables of similar size to the subject property to support the general acceptability of a particular property type."

Portfolio loans: Lenders make their own rules for portfolio / non-standard loans. Check with the lender.

A HUGE caveat on square footage: Even though there's no stated square footage minimum from some agencies, they all require "comparable sales" or "comps" in the same area to arrive at a value for the tiny home. So if your tiny home purchase is the only one in the region, you will have a very hard time getting approved. The lender and appraiser need to see that there are similar homes selling in the area.

Beyond square footage requirements, to get approved, you will need a tiny home on land that you own which meets all zoning and building requirements. The required loan amount will likely

be above \$100,000. That's a number that can work when financing both a property purchase and the cost of the improvements – in this case the tiny house. At 4.25 percent a \$100,000 mortgage will have a monthly cost for principal and interest of \$491 over 30 years, a sum which is far, far less than either the typical rental or mortgage payment. Insurance and property taxes are extra.

For details and specifics show around and speak with lenders who offer an array of mortgage products.

Non-traditional lending

Personal loans

With good credit you can get a personal loan from a commercial lender. This is unsecured financing, meaning the tiny home isn't collateral for the loan.

However, because there's no collateral, there's more risk for the lender and higher rates for you. Make sure you are comfortable with the interest rate you're paying, which could be much higher than you were expecting for a traditional mortgage.

Builders

If you are purchasing a tiny home then the builder may be able to either offer financing or recommend sources.

FHA Title 1 financing

The FHA Title 1 program insures financing up to \$25,000 for a manufactured home that qualifies as real property. It also insures up to \$7,500 in unsecured financing. Title 1 financing can work for a borrower who has a tiny home, without wheels, on a property owned by the borrower. The home must meet local zoning and building standards.

Savings

A tiny home – especially if home-built – can be very inexpensive. Less than a car in many cases. Because of limited cost it may be possible to finance a tiny house from savings. In many cases, buying a tiny home is more affordable than coming up with a down payment on a traditional home.

HELOCs

If you have an existing home with sufficient equity you can get a home equity line of credit (HELOC) to finance a tiny home. However, a HELOC is designed to be secured by a prime residence which means, effectively, you can't get a home equity line of credit and then simply

move. A HELOC might be attractive when a tiny home will be a vacation property or second home.

Friends and family

Kickstarter, anyone?

While you may not be able to get strangers on Kickstarter to sponsor your tiny home purchase, you may be able to get a personal loan from a family member or friend. If you elect to get financing from a source other than a commercial lender make sure the loan agreement is in writing and approved by an attorney.

RV financing

If a tiny home is on wheels you might consider RV financing. This is possible but only if the home meets required RV standards.

How will you buy your tiny home?

Tiny homes are well worth the extra effort of finding financing. They supply a simpler, more affordable lifestyle that more and more people are seeking.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Building & Planning Manager
DATE: September 19, 2022
SUBJECT: Tiny Homes in Other Cities

- City of Cape Girardeau – has adopted no building or zoning codes related to tiny homes. Tiny homes must follow all provisions of the International Residential Code that all homes must follow. Zoning location depends on whether it is a stick-built home or meets the definition of mobile home. (This is the same as Jackson.)
- City of Sikeston – has adopted the 2018 International Residential Code, including Appendix Q – Tiny Houses. Sikeston has also adopted the 2018 International Zoning Code as its zoning code. According to their permit technician, they limit tiny homes to the district allowing manufactured homes.
- City of Farmington – has adopted no building or zoning code specific to tiny homes. Since tiny homes are not specifically listed as a use in any zone, they interpret that to mean a special use permit is required. All interest so far has been in mobile home parks. Mobile home parks are permitted as Planned Unit Developments so the owner would have to request change their PUD to include tiny homes.
- City of Perryville – no response

Tiny Homes

Potential Code Language Additions – DRAFT 1

Proposed additional language, not including section titles, is in bold. Individual district descriptions have been included for all districts.

ARTICLE I – IN GENERAL

Sec. 65-2. - Definitions.

Tiny house, portable. A dwelling that is 400 (?) square feet or less in floor area excluding lofts and is constructed on a chassis or skids, regardless of added porches, stairways, decks, or other additions.

Tiny house, permanent. A dwelling that is 400 (?) square feet or less in floor area that is constructed on-site on a permanent foundation and does not include a chassis or skids.

Sec. 65-4. - A-1 Agricultural district regulations. *(no change proposed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the A-1 Agricultural district. The purpose of the A-1 Agricultural district is to preserve, in agricultural uses, lands suited to future urban development pending proper timing and economical provision of public utilities and community facilities to ensure compact and orderly land use development. This district is intended for land of five (5) acres or more. The subdivision of land for the purpose of converting agricultural or other undeveloped land to residential or other use is not permitted in the A-1 district.

Sec. 65-5. - R-1 Single-family residential district regulations. *(no change proposed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-1 Single-family residential district. The purpose of the R-1 Single-family residential district is to provide for detached, single-family residential development, excluding two-family and multi-family housing, with provisions for adequate light, air, and open space.

Sec. 65-6. - R-2 Single-family residential district regulations. *(no change proposed)*

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-2 Single-family residential district. The purpose of the R-2 Single-family residential district is to provide for compact, detached single-family residential development, excluding two-family and multifamily housing, with provisions for adequate light, air, and open space.

Sec. 65-7. - R-3 One- and two-family residential district regulations. *(no change proposed)*

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-3 One- and two-family residential district. The purpose of the R-3 One- and two-family residential district is to provide for semi-compact residential development, excluding multifamily housing, with provisions for adequate light, air, and open space.

Sec. 65-8. - R-4 General residential district regulations.

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-4 General residential district. The purpose of the R-4 General residential district is to provide for compact residential development, including multifamily housing, with provisions for adequate light, air, and open space.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

- v. Tiny houses, permanent, when part of a community unit plan, with a special use permit only.**

Sec. 65-9. - MH-1 Mobile home park district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter, are the regulations of the MH-1 mobile home park district. The purpose of the MH-1 mobile home park district is to provide suitable locations for the placement of mobile homes, with safeguards for the health and safety of mobile home residents. References to lot sizes, setbacks, and lot coverage shall be interpreted to mean the area designated for each mobile home stand within the mobile home park.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

- a. Mobile home parks conforming to the provisions ~~hereof~~ **of Article II.**
- b. Manufactured / mobile homes.**
- c. Tiny houses, portable. (*All other lettered items bump down in numbering sequence*).**

Sec. 65-10. - O-1 Professional office district regulations. (*no change proposed*)

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the O-1 professional office district. The purpose of the O-1 professional office district is to provide adequate space in appropriate locations suitable for accommodating medical, dental, and similar services, as well as professional offices. Bulk limitations are designed to provide maximum compatibility with less intensive land use in adjacent residential districts and with more intensive land use in adjacent commercial districts. The O-1 professional office district is to act in the capacity of a transitional and supporting zone.

Sec. 65-11. - C-1 Local commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-1 Local commercial district. The purpose of the C-1 Local commercial district is to provide for retail trade and personal services to meet the regular needs and for the

convenience of residents of adjacent residential areas. C-1 Local commercial districts are intended to be a closely associated and integral element of local neighborhoods.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

ww. Tiny houses, permanent, when part of a community unit plan, with a special use permit only.

Sec. 65-12. - C-2 General commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General commercial district. The purpose of the C-2 General commercial district is to provide areas for general commerce and services typically associated with major thoroughfares.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

bbb. Tiny houses, permanent, when part of a community unit plan, with a special use permit only.

Sec. 65-13. - C-3 Central business district regulations. (no change proposed)

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-3 Central business district. The purpose of the C-3 Central business district is to provide for compact commercial development in the core area of the city and to maximize the utilization of this area by minimizing lot restrictions and height requirements.

Sec. 65-14. - C-4 Planned commercial district regulations. (no change proposed)

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-4 Planned commercial district. The purpose of the C-4 Planned commercial district is to provide for modern retail shopping facilities of integrated design in appropriate locations to serve residential neighborhoods.

Sec. 65-15. - CO-1 Enhanced commercial overlay district regulations. (no change proposed)

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the CO-1 Enhanced commercial overlay district. The purpose of the CO-1 Enhanced commercial overlay district is to promote the development of aesthetically appealing areas dedicated to commercial development. These regulations are not intended to discourage development, but to provide a consistently enhanced area of development for the protection of property owners and for the benefit of the city as a whole.

This district overlays the base zoning district and does not change the requirements contained within the regulations of that district except as specified in this section. Where a conflict exists between the underlying zoning district and the overlay district, the provisions of this district shall control.

Sec. 65-16. - I-1 Light industrial district regulations. *(residential uses not allowed)*

The regulations set forth in this section or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or manufactured products, and provide for enclosed loading and unloading berths when feasible.

Sec. 65-17. - I-2 Heavy industrial district regulations. *(residential uses not allowed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

Sec. 65-18. - I-3 Planned industrial park district regulations. *(residential uses not allowed)*

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-3 Planned industrial park district. The purpose of the I-3 Planned industrial park district is to provide for modern industrial warehouse/office complexes of integrated design with attractive landscaping in suitable locations with access to arterial thoroughness.

For reference:

Sec. 65-25. - Community unit plan.

The owner of any tract of land may request a special use permit for the use of any development of such tract for residential or for residential in combination with shopping center uses as set forth in the regulations for planned commercial districts in [section 65-14](#). The proposed development plan shall be referred to the planning and zoning commission and shall include specific evidence and facts relating the conditions and approval enumerated in this section.

- (1) Approval by the board of aldermen shall be coordinated upon specific findings that the proposed community unit plan meets the following conditions:
 - a. That the proposed development of any C-4 Planned commercial district included as a part of the plan complies with the regulations for those districts as set forth in [section 65-14](#).
 - b. That the buildings located in the area, other than those within a C-4 district, shall be used only for single-family dwellings, two-family dwellings, multifamily dwellings, and the usual accessory uses, such as private parking or parking garages and storage space, or for community activities, including churches and schools.

- c. That the average lot area per family contained in the site, exclusive of any area within a C-4 district or occupied by streets, will not be less than the lot area per family required in the district in which the development is located.
 - d. That the area is adaptable to complete community development, being bounded by major thoroughfares, streets, railroads, or other external barriers, and insofar as possible without a major thoroughfare extending through the project or any other physical feature which would tend to impair the neighborhood or community cohesiveness.
 - e. That the plan will provide for the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.
 - f. That no more than twenty-five (25) percent of the gross area of the project will be devoted to a C-4 district, and that no more than fifty (50) percent of the gross area of the project located within the R-1 or R-2 district will be devoted to multiple-family dwellings.
 - g. That sufficient area is reserved for recreational and education facilities to meet the needs of the anticipated population or as designated by the city's comprehensive plan.
 - h. That property adjacent to the area included in the plan will not be adversely affected; to this end the board of aldermen may require, in the absence of any appropriate physical barrier, that uses of least intensity or a buffer of open space or screening will be arranged along the borders of the project.
 - i. That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals, and general welfare.
- (2) If the board of aldermen approves the plan, building permits may be issued, even though the use of the land and the location and height of the buildings to be erected in the area and the yards and open space contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.
- (3) An application for a special use permit under this section may be made and processed contemporaneously with a proposed amendment of the zoning district or districts in which such site lies.
- (4) A special use permit shall automatically expire upon the failure to develop the use of the land for which the special use permit has been issued if the use is not substantially developed within two (2) years after the permit has been issued.

Staff Report

ACTION ITEM: Zoning Text Amendment –Recreational Marijuana

APPLICANT: City of Jackson

APPLICANT STATUS: Municipality

PURPOSE: To update the city’s zoning code in accordance with recreational marijuana businesses now authorized by Missouri constitution

HISTORY: Residents of the State of Missouri approved Amendment 3 to the Missouri Constitution in the November election.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65); Missouri Constitution

COMMENTS: Included in this packet is a memo presented to the Board of Aldermen on January 3rd. Per the Missouri Constitution, a municipality has the ability to regulate only the “time, place, and manner” of operation of marijuana businesses. The Board discussion at that meeting yielded the following over-arching guidance to staff for developing draft code language:

1. Recreational marijuana businesses are recommended to be allowed in all the same zones where medical marijuana businesses are now allowed (see attached memo for list).
2. Dispensary hours are recommended to be 7 a.m. – 9 p.m. (There are currently no time limitations on medical marijuana dispensary hours.)
3. The separation between marijuana businesses and state-licensed daycares, elementary & secondary schools, and churches is recommended to be 500’, consistent with the separation chosen for medical marijuana businesses.
4. The method of measuring distances between marijuana businesses and daycares, schools, & churches needs to be changed to match the state specifications (to be measured following the shortest route legally travelled by foot rather than “as the crow flies”).
5. “Consumption lounges” are recommended to be allowed, but with a special use permit only.

The State of Missouri is expected to convert Good Day Farm’s medical marijuana license to a comprehensive license on or about February 6th. Good Day Farm currently operates in Jackson at the corner of East Jackson Boulevard and Clover Drive.

ACTION REQUIRED: The Commission shall approve draft language for this code amendment, either in accordance with the Board guidance or otherwise. Prior to approval, P&Z shall schedule and hold a public hearing on their proposed code language. A public hearing for a text amendment is required at both the P&Z level and the Board of Aldermen level. Because time is of the essence, if the Commission can concur on the essence of proposed code additions, staff and the city attorney can draft language during the time between this meeting and the public hearing and make it available to P&Z and the public prior to the public hearing.

MEMO



TO: **Mayor Hahs and Members of the Board of Aldermen**

FROM: **Janet Sanders, Building & Planning Manager**

DATE: **December 29, 2022**

SUBJECT: **Recreational Marijuana**

To bring the city zoning code up to date with Missouri's newly added recreational marijuana, city staff needs guidance on basic parameters the Board would like to see allowed by zoning for recreational marijuana.

Missouri municipalities have been given the ability to regulate the time, place, and manner of operation of marijuana facilities as long as the regulations are not "unduly burdensome" on the ability to operate these businesses. *Unduly burdensome* is defined as "*the measures necessary to comply with the rules or ordinances adopted...subject licensees or potential licensees to such a high investment of money, time, or any other resource or asset that a reasonably prudent businessperson would not operate the marijuana facility.*"

The state refers to facilities that include recreational marijuana as "comprehensive" facilities. Comprehensive facilities will be licensed by Missouri to handle recreational marijuana and also medical marijuana. Separate medical marijuana licenses will also still be available from the state. Recreational-only licenses will not.

Existing licensed medical marijuana facilities were able to apply on December 8th to have their medical licenses converted to comprehensive licenses. As long as these facilities are in compliance with the state, they will be converted as early as February 6th. We currently have one licensed medical marijuana facility in Jackson, which is the dispensary Good Day Farm at 1336 Clover Drive (corner of Clover and East Jackson Boulevard). They are awaiting their license conversion.

A second existing business not intending to apply for a marijuana license, intends to sell fertilizers to help grow marijuana, glass pipes and other paraphernalia, and is interested in adding a "smoking lounge" where customers can bring their own marijuana and hang out.

The categories of marijuana facilities include the following: marijuana dispensaries, marijuana cultivation facilities, marijuana manufacturing facilities and, secondarily, marijuana warehouse/transportation facilities. Each category will also be divided into comprehensive and medical. An additional type, known as "microbusinesses" will also be licensed by

Missouri. Microbusinesses are specifically small-scale versions of each category with licenses targeted to disadvantaged owners / areas.

To facilitate discussion, I have included a comparison table of several Missouri cities to show how their codes on medical marijuana compare with ours. I have also included in a separate table, cities from other states who do have existing codes on recreational marijuana. I have not yet found a Missouri city with codes in place for recreational marijuana, and while it is tempting to wait and see what others do, in the meantime, for zoning purposes, recreational marijuana businesses would fall into the “other similar uses” catch-all specified in each of our zoning districts which require a Special Use Permit. Please be aware, it is not staff’s intent to recommend Special Use Permits as a permanent method of approving recreational marijuana and we would like to see this need eliminated as early as possible by proceeding with the zoning code text amendment process. Any zoning text amendment requires a public hearing and action at the Planning and Zoning level, followed by a public hearing and action at the Board level. This process takes about three months.

Specific guidance we need from the Board to be able to start drafting code language includes the following:

- Should recreational marijuana businesses be allowed in all the same zones we currently allow medical marijuana? Medical marijuana businesses were treated just like drug stores and are allowed in the following zones:
 - A-1 Agricultural (cultivation facilities only)
 - O-1 Professional Office (dispensaries)
 - CO-1 Enhanced Commercial Overlay (dispensaries)
 - C-1 Local Commercial (dispensaries)
 - C-2 General Commercial (dispensaries)
 - C-3 Central Business District (dispensaries) (this is primarily the uptown area)
 - C-4 Planned Commercial (dispensaries)
 - I-1 Light Industrial (dispensaries, manufacturing, and cultivation)
 - I-2 Heavy Industrial (dispensaries, manufacturing, and cultivation)
 - I-3 Planned Industrial (dispensaries, manufacturing, and cultivation)
- Should residential uses in commercial or O-1 districts be allowed to operate any of these businesses concurrently with a residential use? We do have a number of single-family homes and other residential uses that are located in O-1 Professional Office and also in all of the commercial districts.
- The method of measuring separation distances has now been clarified by the state. It is not “as the crow flies” but is measured by the route that can legally be followed on foot without trespassing. The distance for all types of marijuana facilities is allowed to be reduced by a municipality. For all types of medical marijuana facilities, the city’s zoning code reduced the state law distance of 1,000 feet from schools, churches, and daycares to 500 feet (as the crow flies). Should any separation distances for any of the

comprehensive marijuana facilities be reduced from 1,000'? Please be aware that some marijuana manufacturing processes use chemicals with hazardous or explosive properties.

- Should “smoking lounges”, “consumption lounges” or other opportunities for public consumption be allowed in any of the following locations? (This refers to locations open to the public, not personal property.)
 - As part of a dispensary?
 - As part of other businesses, such as restaurants or other retail businesses?
 - In public streets, parks, etc.?
 - or
 - In no public locations
- Similar to consumption lounges, should membership-only “marijuana clubs” for consumption by members be added as an allowable business in specific zoning districts?
- No hours of operation were established for any medical marijuana businesses in Jackson. Should hours of operation be addressed in any comprehensive facilities or any allowed consumption locations (but not restricting use in personal property)?
- Should any marijuana businesses be allowed to be mobile or transitory?
- Are there any other potential regulations you would like to discuss?

As always, if you have question, please contact me at 573-243-2300 or jsanders@jacksonmo.org.

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
JACKSON, MO	A-1 AGRICULTURAL R-1 SING FAMILY (LOW DENS) R-2 SING FAMILY R-3 ONE- AND TWO-FAMILY R-4 GENERAL RESIDENTIAL MH-1 MOBILE HOME DIST O-1 PROFESSIONAL OFFICE C-1 LOCAL COMMERCIAL C-2 GENERAL RESIDENTIAL C-3 CENTRAL BUSINESS DISTRICT C-4 PLANNED COMMERCIAL I-1 LIGHT INDUSTRIAL I-2 HEAVY INDUSTRIAL I-3 PLANNED INDUSTRIAL	A-1 AGRICULTURAL I-1 LIGHT INDUSTRIAL I-2 HEAVY INDUSTRIAL NOT WITHIN 500' OF EXISTING STATE LICENSED DAYCARE, CHURCH, PUBLIC OR PRIVATE SCHOOL MEASURED BY SHORTEST STRAIGHT LINE BETWEEN BUILDINGS	I-1 LIGHT INDUSTRIAL I-2 HEAVY INDUSTRIAL NOT WITHIN 500' OF EXISTING STATE LICENSED DAYCARE, CHURCH, PUBLIC OR PRIVATE SCHOOL MEASURED BY SHORTEST STRAIGHT LINE BETWEEN BUILDINGS	I-1 LIGHT INDUSTRIAL I-2 HEAVY INDUSTRIAL I-3 PLANNED INDUSTRIAL NOT WITHIN 500' OF EXISTING STATE LICENSED DAYCARE, CHURCH, PUBLIC OR PRIVATE SCHOOL MEASURED BY SHORTEST STRAIGHT LINE BETWEEN BUILDINGS	CO-1 COMMERCIAL OVERLAY C-1 LOCAL COMMERCIAL C-2 GENERAL COMMERCIAL C-3 CENTRAL BUSINESS DIST I-1 LIGHT INDUST I-2 HEAVY INDUST NOT WITHIN 500' OF EXISTING STATE LICENSED DAYCARE, CHURCH, PUBLIC OR PRIVATE SCHOOL MEASURED BY SHORTEST STRAIGHT LINE BETWEEN BUILDINGS	NOT LISTED
CAPE GIRARDEAU, MO	AG AGRICULTURAL AG-1 EXCLUSIVE AGRICULTURAL RE RURAL ESTATE SINGLE FAMILY R-1 SINGLE FAMILY SUBURBAN RESID R-2 SINGLE FAMILY URBAN RESID R-3 HIGH DENS SINGLE FAMILY RESID R-4 MED DENS MULTIFAM RESID R-5 HIGH DENS MULTIFAM RESID RUMD RESID URBAN MIXED DENS RMH RESID MANUFACTURED HOME DIST NC NEIGHBORHOOD COMMERC CBD CENTRAL BUSINESS DISTRICT C-1 GENERAL COMMERC C-2 HIGHWAY COMMERC M-1 LIGHT MANUFACT/INDUST M-2 HEAVY MANUFACT/INDUST A-1 AIRPORT PD PLANNED DEVELOPMENT CX ADULT ENTERTAINM OVERLAY DCC DOWNTOWN COMMERC CORRIDOR OVERLAY H HISTORIC OVERLAY IO INCREASED OCCUPANCY OVERLAY NCON NEIGHBORHOOD CONSERVATION OVERLAY	AG AGRICULTURAL AG-1 EXCLUSIVE AGRICULTURAL M-1 LIGHT MANUF/INDUST M-2 HEAVY MANUF/INDUST 1000' FROM SCHOOLS & CHURCHES VIA LAWFULLY TRAVELED ROUTE	M-1 LIGHT MANUF/INDUST M-2 HEAVY MANUF/INDUST 1000' FROM SCHOOLS & CHURCHES VIA LAWFULLY TRAVELED ROUTE	M-1 LIGHT MANUF/INDUST M-2 HEAVY MANUF/INDUST 1000' FROM SCHOOLS & CHURCHES VIA LAWFULLY TRAVELED ROUTE	CBD CENTRAL BUSINESS DISTRICT C-1 GENERAL COMMERCIAL C-2 HIGHWAY COMMERCIAL M-1 LIGHT MANUF/INDUST M-2 HEAVY MANUF/INDUST 500' FROM SCHOOLS & CHURCHES VIA LAWFULLY TRAVELED ROUTE HOURS LIMITED TO 7 A.M. - 7 P.M.	M-1 LIGHT MANUF/INDUST M-2 HEAVY MANUF/INDUST 1000' FROM SCHOOLS & CHURCHES VIA LAWFULLY TRAVELED ROUTE

MEDICAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
PERRYVILLE, MO	R-1 SINGLE FAMILY				C-1 LOCAL COMMERC	
	R-2 SINGLE FAMILY				C-2 GENERAL COMMERC	
	R-3 FAMILY RESIDENTIAL				C-3 CENTRAL BUSINESS DIST	
	R-4 TWO-FAMILY RESIDENTIAL	I-2 HEAVY INDUST			C-4 PLANNED COMMERC	
	R-5 GENERAL RESIDENTIAL		I-2 HEAVY INDUST			
	MH-1 MOBILE HOME PARK DIST	PLANT NUMBERS LIMITED		C-2 GENERAL COMMERC (REQ P&Z APPROV)	NOT WITHIN 100' DOOR TO DOOR OF SCHOOLS & CHURCHES	
	C-1 LOCAL COMMERCIAL		NO ODOR PERCEPTIBLE BY 2 OR MORE INDIVIDUALS	I-1 LIGHT INDUST	NOT WITHIN BUILDING THAT CONTAINS RESIDENTIAL UNIT ON SAME FLOOR OR LOCATED WITHIN A RESIDENTIAL OR MOVABLE STRUCTURE OR TRANSITORY LOCATION	NOT LISTED
	C-2 GENERAL COMMERCIAL	NO ODOR PERCEPTIBLE BY 2 OR MORE INDIVIDUALS	MORE THAN 50' FROM PROPERTY LINE			
	C-3 CENTRAL BUSINESS DIST	NO MORE THAN 50' FROM PROPERTY LINE				
	C-4 PLANNED COMMERC DIST					
SIKESTON, MO	I-1 LIGHT INDUST					
	I-2 HEAVY INDUST					
	I-3 PLANNED INDUST					
					HOURS LIMITED TO 7 A.M. - 9 P.M.	
		AG AGRICULTURAL				
		NOT LOCATED WITHIN 1,000 OF EXISTING ELEM OR SECONDARY SCHOOL, LICENSED DAYCARE OR CHURCH	IF CO2 IN PROCESS: IL LIGHT INDUST IH HEAVY INDUST	IF CO2 USED IN PROCESS: IL LIGHT INDUST IH HEAVY INDUST	C-2 GENERAL COMMERC C-3 HIGHWAY COMMERC IL LIGHT INDUST IH HEAVY INDUST	
	R-1 SINGLE FAMILY RESID		NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, LICENSED DAY CARE OR CHURCH	NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, LICENSED DAY CARE OR CHURCH		
	R-2 SINGLE FAMILY RESID					
	R-3 SINGLE FAMILY MANUFACT HOME	STATE LICENSE MUST BE PROMINENTLY DISPLAYED			NOT WITHIN 500' OF EXISTING ELEM OR SECONDARY SCHOOL, DAY CARE OR CHURCH - MEASURED AS DISTANCE BETWEEN CLOSEST ENTRANCES ALONG SHORTEST PATH LAWFULLY TRAVELED BY FOOT	
	R-4 TWO-FAMILY RESID					
	R-5 MULTI-FAMILY RESID					
	R-6 PLANNED MANUF HOUSING					
	R-7 CONDOMINIUM RESID					
	AG AGRICULTURAL / OPEN SPACE	NO ONSITE SMOKING, INGESTION, OR CONSUMPTION ON PREMISES DURING REGULAR BUSINESS HOURS	IF NO CO2 IN PROCESS: C-2 GENERAL COMMERC C-3 HIGHWAY COMMERC IL LIGHT INDUST HI HEAVY INDUST	IF NO CO2 USED: C-2 GENERAL COMMERC C-3 HIGHWAY COMMERC IL LIGHT INDUST HI HEAVY INDUST		
	TRANSITIONAL DIST					
	ADULT ENTERTAINMENT CONDITIONAL USE					
	BED & BREAKFAST HOMES					
	C-1 NEIGHBORHOOD SHOPPING DIST					
	C-2 GENERAL COMMERC DIST					
	C-3 HIGHWAY COMMERC DIST					
	O OFFICE DIST					
	IL LIGHT INDUST DIST					
	IH HEAVY INDUST DIST					
	ZERO LOT LINE RESID					
	PLANNED UNIT DEVELOPMENT					
		FACILITY CANNOT BE OPEN TO THE PUBLIC AND ALL VISITORS MUST BE LOGGED IN AND GIVEN A VISITOR PASS BY BUILDING SECURITY PERSONNEL	NOT WITHIN 500' OF EXISTING ELEM OR SECONDARY SCHOOL DAYCARE OR CHURCH MEASURED BETWEEN CLOSEST ENTRANCES ALONG PATH LAWFULLY TRAVELED BY FOOT	NOT WITHIN 500' OF EXISTING ELEM OR SECONDARY SCHOOL DAYCARE OR CHURCH MEASURED AS DISTANCE BETWEEN CLOSEST ENTRANCES ALONG PATH LAWFULLY TRAVELED BY FOOT	HOURS LIMITED TO 7 A.M. - 7 P.M. WITH NO PERSON NOT AN EMPLOYEE ALLOWED DURING CLOSED HOURS	NO MARIJUANA SMOKED, INJECTED, OR CONSUMED ON PREMISES

MEDICAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
SIKESTON, MO CONTINUED		OUTDOOR OPERATIONS OR STORAGE - 10' TALL FENCE WITH RAZOR WIRE ABOVE	FACILITY CANNOT BE OPEN TO THE PUBLIC AND ALL VISITORS MUST BE LOGGED IN AND GIVEN A VISITOR PASS BY BUILDING SECURITY PERSONNEL	OUTDOOR OPERATIONS OR STORAGE - 10' TALL FENCE WITH RAZOR WIRE ABOVE		
		INDOOR FACILITY REQUIRE SITE PLAN COMPLIANCE WITH NEW CONSTRUCTION STANDARDS OF ICC AND ZONING REGS FOR NEW CONSTRUCTION	NO ONSITE SMOKING, INGESTION, OR CONSUMPTION ON PREMISES DURING REGULAR BUSINESS HOURS	FACILITY CANNOT BE OPEN TO THE PUBLIC AND ALL VISITORS MUST BE LOGGED IN AND GIVEN A VISITOR PASS BY BUILDING SECURITY PERSONNEL	MISSOURI LICENSE PROMINENTLY DISPLAYED IN SALES AREA	
			STATE LICENSE PROMINENTLY DISPLAYED NEAR FRONT DESK	NO ONSITE SMOKING, INGESTION, OR CONSUMPTION ON PREMISES DURING REGULAR BUSINESS HOURS	SITE PLAN MUST MEET ZONING REGS FOR NEW CONSTRUCTION	
			REQUIRES SITE PLAN COMPLIANCE WITH NEW CONSTRUCTION STANDARDS OF ICC AND ZONING REGS FOR NEW CONSTRUCTION	STATE LICENSE PROMINENTLY DISPLAYED NEAR FRONT DESK USE OF CO2 OR COMBUSTIBLE GASES REQUIRE SITE PLAN COMPLIANCE WITH NEW CONSTRUCTION STANDARDS OF icc		
FARMINGTON, MO		AG I-4	AG I-1 HEAVY INDUST I-2 HEAVY INDUST I-3 PLANNED INDUST	AG I-1 GENERAL INDUST I-2 HEAVY INDUST I-3 PLANNED INDUST I-4	C-1 CENTRAL BUSINESS C-2 GENERAL COMMERC C-3 NEIGHBORHOOD COMMERC (SUP) OP-1 OFFICE PROFESSIONAL	AG I-1 GENERAL INDUST I-2 HEAVY INDUST I-3 PLANNED INDUST
	R-1 SINGLE FAMILY RESIDENTIAL R-2 SINGLE FAMILY RESIDENTIAL R-3 SINGLE FAMILY RESIDENTIAL R-4 GENERAL RESIDENTIAL R-5 MANUFACTURED AND RECREATIONAL RESIDENTIAL	NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE OR CHURCH	NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE OR CHURCH	NOT WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE OR CHURCH	INDOOR ONLY	NOT ALLOWED TO BE WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE, CHURCH OR ANOTHER DISPENSARY
	C-1 CENTRAL BUSINESS C-2 GENERAL COMMERCIAL C-3 NEIGHBORHOOD COMMERCIAL OA-1 OFFICE & APARTMENT OP-1 OFFICE & PROFESSIONAL	MUST BE GROWN UNDER COVER	ALL OPERATIONS & STORAGE SECURED INSIDE BUILDING OR WITHIN A 10' FENCE WITH RAZOR WIRE	ALL OPERATIONS & STORAGE OF PRODUCT, MATERIALS OR EQUIP IN SECURED AREA INSIDE BUILDING	NOT ALLOWED TO BE WITHIN 1000' OF EXISTING ELEM OR SECONDARY SCHOOL, DAYCARE, OR CHURCH OR ANOTHER DISPENSARY	ALL OPERATIONS & STORAGE SECURED INSIDE BUILDING OR WITHIN A 10' FENCE WITH RAZOR WIRE
	I-1 GENERAL INDUSTRIAL I-2 HEAVY INDUSTRIAL I-3 PLANNED INDUSTRIAL PARK	NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES	NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES	NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES OF DISPENSARY	OPERATIONS & STORAGE OF MATERIALS, PRODUCTS OR EQUIP WITHIN FULLY SECURED AREA	NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES
			CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS		NO MARIJUANA SMOKED, INGESTED, OR CONSUMED ON PREMISES OF DISPENSARY	CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS

MEDICAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
FARMINGTON, MO CONTINUED		CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS	NO ODOR CAN BE PUBLIC NUISANCE. MUST DEMONSTRATE SYSTEMS TO PREVENT ODOR FROM LEAVING FACILITY	CLOSED TO PUBLIC BETWEEN 10 P.M. AND 8 A.M. VISITORS AT ANY TIME MUST BE LOGGED BY BUILDING SECURITY AND ISSUED A PASS	TIME LIMITED TO 7:00 A.M. - 10 P.M. NO PERSONS NOT EMPLOYED ALLOWED DURING CLOSED HOURS	MUST MEET BUILDING CODES
		STATE LICENSE MUST BE PROMINANTLY DISPLAYED	STATE LICENSE MUST BE PROMINANTLY DISPLAYED	STATE LICENSE MUST BE PROMINANTLY DISPLAYED	STATE LICENSE DISPLAYED PROMINANTLY IN SALES AREA	NO PUBLIC NUISANCE ODOR - SHALL DEMONSTRATE SYSTEM TO REMOVE ODOR OR FUMES FROM LEAVING FACILITY
		NO PUBLIC NUISANCE ODOR - SHALL DEMONSTRATE SYSTEM TO REMOVE ODOR OR FUMES FROM LEAVING FACILITY		NO PUBLIC NUISANCE ODOR - SHALL DEMONSTRATE SYSTEM TO REMOVE ODOR OR FUMES FROM LEAVING FACILITY		
		MUST MEET BUILDING CODES		MUST MEET BUILDING CODES	MUST MEET BUILDING CODES	
COLUMBIA, MO		IG INDUSTRIAL A AGRICULTURAL			M-C MIXED USE CORRIDOR M-DT MIXED USE DOWNTOWN M-BP BUSINESS/INDUSTRIAL PARK	
	R-1 ONE-FAMILY DWELLING R-2 TWO-FAMILY DWELLING R-MF MULTIPLE FAMILY DWELLING R-MH RESIDENTIAL MANUF HOME M-OF MIXED USE OFFICE M-N MIXED USE NEIGHBORHOOD M-C MIXED USE CORRIDOR M-DT MIXED USE DOWNTOWN M-BP BUSINESS/INDUSTRIAL PARK IG INDUSTRIAL A AGRICULTURAL O OPEN SPACE PD PLANNED DEVELOPMENT UC-O URBAN CONSERVATION OVERLAY SR-O SCENIC ROADWAY AREA HP-O HISTORIC PRESERVATION FP-O FLOODPLAIN	LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR	M-BP BUSINESS/INDUSTRIAL PARK IG INDUSTRIAL	I-1 LIGHT INDUSTRIAL I-2 HEAVY INDUSTRIAL I-3 PLANNED INDUSTRIAL		
		SECURITY CAMERAS REQUIRED IN ALL LOCATIONS EXCEPT BATHROOMS	LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR	LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR		LOCAL LICENSE REVIEW BY BUSINESS SERVICES ADMINSTRATOR
		MONITORED ALARM SYSTEM REQD	SECURITY CAMERAS REQUIRED IN ALL LOCATIONS EXCEPT BATHROOMS	SECURITY CAMERAS REQUIRED IN ALL LOCATIONS EXCEPT BATHROOMS		BONUS POINTS FOR FURTHER DISTANCES FROM CITY HALL
		EXTERIOR LIGHTING SUFFICIENT FOR SECURITY	MONITORED ALARM SYSTEM REQD	MONITORED ALARM SYSTEM REQD	HOURS LIMITED TO 6 A.M. - 10 P.M.	
		WRITTEN OPERATION & MANAGMEENT & EMERGENCY RESPONSE PLANS REQD	EXTERIOR LIGHTING SUFFICIENT FOR SECURITY	EXTERIOR LIGHTING SUFFICIENT FOR SECURITY	NOT ALLOWED TO BE MOBILE STRUCTURE	
			WRITTEN OPERATION & MANAGMEENT & EMERGENCY RESPONSE PLANS REQD	WRITTEN OPERATION & MANAGMEENT & EMERGENCY RESPONSE PLANS REQD	500' TO SCHOOLS OR CHURCHES	
					LIMITED TO 1 PER 20,000 POPULATION	

MEDICAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	MEDIC CULTIV	MEDIC MANUF	MEDIC TESTING	MEDIC DISPENS	MEDIC TRANSPORT
SPRINGFIELD, MO	R-SF SINGLE FAMILY RESID		<u>INFUSED PRODUCTS</u>			
	R-TH RESIDENTIAL TOWNHOUSE		<u>MANUF TYPE 2 POST-</u>			
	R-LD LOW DENS MULTIFAM RESID		<u>EXTRACTION -</u>			
	R-MD MEDIUM DENS MULTIFAM RESID		GR GENERAL COMMERC		GR GENERAL COMMERC	
	R-HD HIGH DENS MULTIFAM RESID		HC HIGHWAY COMMERC		HC HIGHWAY COMMERC	
	O-OFFICE		CS COMMERC SERVICE		CS COMMERC SERVICE	
	GI GOVERNMENT & INSTITUT	HC HIGHWAY COMMERC	CC CITY CENTER DIST		DIST	
	UN UNIVERSITY COMBINING DIST	CS COMMERC SERVICE	COM COMMERC STREET		CC CITY CENTER DIST	
	UC URBAN CONSERVATION DIST	RI RESTRICTED INDUST	RI RESTRICTED INDUST		COM COMMERC STREET	
	L LANDMARKS	LI LIGHT INDUST DIST	LI LIGHT INDUST	I-2 HEAVY INDUST	DIST	
	PD PLANNED DEVELOPMENT DIST	GI GENERAL INDUST	GI GENERAL INDUST	I-3 PLANNED INDUST	RI RESTRICTED INDUST	
	AO AIRPORT OVERLAY	GM GENERAL MANUF	GM GENERAL MANUF		DIST	
	CO CONDITIONAL OVERLAY	HM HEAVY MANUF	HM HEAVY MANUF	NOT WITHIN 1000' OF	LI LIGHT INDUST DIST	
	LWO LIVE/WORK OVERLAY	IC INDUST COMMERC	IC INDUST COMMERC	EXISTING ELEM OR	GI GENERAL INDUST DIST	
	WC WEST COLLEGE STREET DIST			SECONDARY SCHOOL,	GM GENERAL MANUF	
	LB LIMITED BUSINESS DIST			DAYCARE OR CHURCH	HM HEAVY MANUF	
	GR GENERAL RETAIL DIST		<u>INFUSED PRODUCT</u>		IC INDUST COMMERC	
	HC HIGHWAY COMMERCIAL DIST		<u>MANUF TYPE 1</u>			
	CS COMMERCIAL SERVICE DIST		GM GENERAL			
	CC CITY CENTER DIST		MANUFACTURING		NOT WITHIN 1000' OF	
	COM COMMERCIAL STREET DIST		HM HEAVY MANUF		EXISTING ELEMENTARY OR	
	RI RESTRICTED INDUST DIST				SECONDARY SCHOOL AND	
	LI LIGHT INDUST DIST		<u>TYPE 2</u> - NOT WITHIN		NOT WITHIN 200' OF AN	
	GM GENERAL MANUF DIST		1000' OF EXISTING ELEM		EXISTING DAYCARE OR	
	HM HEAVY MANUF DIST		OR SECONDARY SCHOOL		CHURCH	
	IC INDUST COMMERCIAL DIST		OR WITHIN 200' OF			
			EXISTING DAYCARE OR			
			CHURCH			
SPRINGFIELD, MO CONTINUED	<u>SUPPLMENTAL REGS FOR ALL MEDICAL</u>		<u>TYPE 1</u> - SUP REQD IF			
	<u>MARIJUANA BUSINESSES</u>		ADJACENT TO OR ACROSS			
	BUSINESS LICENSE REQD		STREET FROM RESID DIST			
	ODOR CONTROL & MITIGATION REQD &		OR WITHIN 1000' OF ELEM			
	CERTIFIED BY PROF ENG OR INDUST		OR SECONDARY SCHOOL,			
	HYGIENIST; NO ODOR NUISANCE		DAYCARE OR CHURCH			
	METHODS FOR MEASUREMENT SPECIFIED					
	HERE					
	NO MEDICAL MARIJUANA BUSINESS IN					
	BUILDING THAT CONTAINS RESIDENCE					
	HOURS LIMITED TO 6 A.M. - 10 P.M. AND NO					
	NON-EMPLOYEES ON PREMISES DURING					
	CLOSED HOURS					
	NO MARIJUANA SMOKED, CONSUMED, OR					
	INGESTED ON PREMISES OF MEDIC MARIJ					
	ESTABLISHM					
	ALL OPERATIONS AND STORAGE MUST BE IN					
	COMPLETELY ENCLOSED BLDG					
	IF MULTIPLE LICENSES FOR ONE LOCATION-					
	HIGHEST INTENSITY RESTRICTIONS APPLY					

CAPE GIRARDEAU - STAFF RECOMMENDED ZONING FOR RECREATIONAL MARIJUANA - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT	MICROBUSINESS WHOLESALE
CAPE GIRARDEAU PERSONAL CULTIVATION OF MARIJUANA SHALL BE A PERMITTED ACCESSORY USE IN ALL ZONING DISTRICTS IN ACCORDANCE WITH STATE LAW FOR PERSONAL CULTIVATION	AG AGRICULTURAL						
	AG-1 EXCLUSIVE AGRICULTURAL						
	RE RURAL ESTATE SINGLE FAMILY	AG AGRICULTURAL	M-1 LIGHT MANUFACT	M-1 LIGHT MANUFACT	CBD CENTRAL BUSINESS	M-1 LIGHT MANUFACT	AG AGRICULTURAL
	R-1 SINGLE FAMILY SUBURBAN RESID	M-1 LIGHT MANUFACT	M-2 HEAVY MANUFACT	M-2 HEAVY MANUFACT	DIST	M-2 HEAVY MANUFACT	M-1 LIGHT MANUFACT
	R-2 SINGLE FAMILY URBAN RESID	M-2 HEAVY MANUFACT			C-1 GENERAL COMMERC		M-2 HEAVY MANUFACT
	R-3 HIGH DENS SINGLE FAMILY RESID				C-2 HIGHWAY COMMERC		
	R-4 MED DENS MULTIFAM RESID				M-1 LIGHT MANUFACT		
	R-5 HIGH DENS MULTIFAM RESID	MUST BE 1000' FROM ELEM	MUST BE 1000' FROM ELEM	MUST BE 1000' FROM		MUST BE 1000' FROM ELEM	MUST BE 1000' FROM ELEM
	RUMD RESID URBAN MIXED DENS	OR SECONDARY SCHOOL,	OR SECONDARY SCHOOL,	EXISTING ELEM OR		OR SECONDARY SCHOOL,	OR SECONDARY SCHOOL,
	RMH RESID URBAN MIXED DENS	CHILD DAYCARE OR CHURCH	CHILD DAYCARE OR	SECONDARY SCHOOL,	MUST BE 500' FROM ELEM	CHILD DAYCARE OR	CHILD DAYCARE OR CHURCH
	NC NEIGHBORHOOD COMMERC	(MEASURED BY STATE'S	CHURCH (MEASURED BY	CHILD DAYCARE OR	OR SECONDARY SCHOOL,	CHURCH (MEASURED BY	(MEASURED BY SHORTEST
	CBD CENTRAL BUSINESS DISTRICT	METHOD)	STATE'S METHOD)	CHURCH (MEASURED BY	CHURCH (MEASURED BY STATE'S	STATE'S METHOD	LEGAL ROUTE THAT CAN BE
	C-1 GENERAL COMMERC	NO RESTRICTION ON HOURS	NO RESTRICTION ON	STATE'S METHOD)	(MEASURED BY STATE'S		WALKED WITHOUT
	C-2 HIGHWAY COMMERC	OF OPERATION	HOURS OF OPERATION	NO RESTRICTION ON	METHOD)	NO RESTRICTION ON	TRESPASSING)
	M-1 LIGHT MANUFAC/INDUST			HOURS OF OPERATION		HOURS OF OPERATION	
	M-2 HEAVY MANUFACT/INDUST	MUST COMPLY WITH ALL	MUST COMPLY WITH ALL		HOURS LIMITED TO 7 A.M.	MUST COMPLY WITH ALL	NO RESTRICTION ON HOURS
	A-1 AIRPORT	OTHER REGULATIONS	OTHER REGULATIONS		TO 9 P.M.	OTHER REGULATIONS	OF OPERATION
	PD PLANNED DEVELOPMENT	INCLUDING LICENSING,	INCLUDING LICENSING,	MUST COMPLY WITH ALL		INCLUDING LICENSING,	MUST COMPLY WITH ALL
	CX ADULT ENTERTAINM OVERLAY	SAFETY, SECURITY,	SAFETY, SECURITY,	OTHER REGULATIONS	MUST COMPLY WTH ALL	SAFETY, SECURITY,	OTHER REGULATIONS
	DCC DOWNTOWN COMMERC CORRIDOR	SCREENING, STORAGE,	SCREENING, STORAGE,	INCLUDING LICENSING,	OTHER REGULATIONS	SCREENING, STORAGE,	INCLUDING LICENSING,
	OVERLAY	ODOR CONTROL, WASTE	ODOR CONTROL, WASTE	SAFETY, SECURITY,	INCLUDING LICENSING,	ODOR CONTROL, WASTE	SAFETY, SECURITY,
	H HISTORIC OVERLAY	DISPOSAL, OPERATIONS,	DISPOSAL, OPERATIONS,	SCREENING, STORAGE,	SAFETY, SECURITY,	DISPOSAL, OPERATIONS,	SCREENING, STORAGE,
	IO INCREASED OCCUPANCY OVERLAY	INSPECTIONS, AND USE OR	INSPECTIONS, AND USE OR	ODOR CONTROL, WASTE	ODOR CONTROL, WASTE	INSPECTIONS, AND USE OR	ODOR CONTROL, WASTE
	NCON NIEHGOBRHOOD CONSERVATION	CONSUMPTION.	CONSUMPTION	DISPOSAL, OPERATIONS,	DISPOSAL, OPERATIONS,	CONSUMPTION	DISPOSAL, OPERATIONS,
	OVERLAY			INSPECTIONS, AND USE OR	INSPECTIONS, AND USE OR		INSPECTIONS, AND USE OR
				CONSUMPTION	CONSUMPTION		CONSUMPTION

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
CARBONDALE ILLINOIS	P PRESERVATION DIST					
	FP FLOODPLAIN DIST					
	FW FLOODWAY DIST					
	FORESTRY DIST					
	AG GENERAL AGRICULTURE					
	RR RURAL RESIDENTIAL					
	R-1 LOW DENSITY RESIDENTIAL				SB SECONDARY BUSINESS	
	R-1-D LOW DENSITY RESIDENTIAL, TWO-UNIT DWELLINGS				BPL PLANNED BUSINESS DIST	
	R-2 MEDIUM DENSITY RESIDENTIAL				BPR PRIMARY BUSINESS DIST	
	R-3 HIGH DENSITY RESIDENTIAL	(CRAFT GROWERS & CULTIVATION CENTERS):	(INFUSION ONLY):			
	PUD PLANNED UNIT DEVELOPMENT	AG GENERAL AGRIC	AG GENERAL AGRIC		CONSUMPTION LOUNGE ONLY AS PART OF	AG GENERAL AGRIC
	RMH PLANNED MOBILE HOME DIST	SB SECONDARY BUSINESS	SB SECONDARY BUSINESS		DISPENSARY / SPECIAL	SB SECONDARY BUSINESS-
	NB NEIGHBORHOOD BUSINESS DIST	BWA WHOLESALE & AUTOMOTIVE DIST	(SUP)		PERMIT REQD BY CITY	(SUP)
	PA PROFESSIONAL ADMIN OFFICE DIST	LI LIGHT INDUST	LI LIGHT INDUST		MANAGER / NO NUISANCE	LI LIGHT INDUST
	SB SECONDARY BUSINESS DIST	GI GENERAL INDUST	GI GENERAL INDUST		ODOR / OPERATE ONLY	GI GENERAL INDUST
	BPL PLANNED BUSINESS DIST		(PROCESSING):		DURING HRS OF DISPENSARY	
	BWA WHOLESALE & AUTOMOTIVE DIST		SB SECONDARY BUSINESS		AND 2 HRS AFTER CLOSING /	
	BPR PRIMARY BUSINESS DIST		(SUP)		VIDEO SECURITY CAMERAS	
	LI LIGHT INDUST DIST		LI LIGHT INDUST		REQD / NO ALCOHOL	
	GI GENERAL INDUST DIST				ALLOWED / NO PUBLIC	
	SIU UNIVERSITY DIST				NUISANCE	
	PAD PLANNED AIRPORT DIST					
SPRINGFIELD ILLINOIS		(WITH SUP)				
		B-1 HIGHWAY BUSINESS			MEDIC (WITH SUP):	
		B-2 GENERAL BUSINESS			S-3 CENTRAL SHOPPING I-1	
		I-1 LIGHT INDUSTRIAL			LIGHT INDUST	
		I-2 HEAVY INDUSTRIAL			I-2 HEAVY INDUST	(WITH SUP)
	R-1 SINGLE FAMILY		I-1 LIGHT INDUSTRIAL			I-1 LIGHT INDUST
	R-2 SINGLE FAMILY & DUPLEX		I-2 HEAVY INDUSTRIAL			I-2 HEAVY INDUST
	R-3 GENERAL RESIDENCE	NOT ON MULTI-USE PROPERTIES, SHARED			RECREAT (WITH SUP):	
	R-4 MOBILE HOME & TRAILER PARK RESID	PARKING PROPERTIES, OR			S-3 CENTRAL SHOPPING	
	OFF OFFICE DIST	ON SAME LOT AS OFFICE OR MEDICAL PROVIDER	NOT WITHIN 2500' OF ELEM OR SECONDARY SCHOOL OR DAY CARE CENTER, DAY CARE HOME, OR		B-1, B-2, I-1, I-2 (SUP)	NOT WITHIN 2500' OF ELEM OR SECONDARY NOT WITHIN 2500' OF ELEM OR SECONDARY SCHOOL OR
	R-5 (A) GENERAL RESIDENCE & OFFICE		RESIDENTIAL DISTRICT		SUP FOR ON-SITE CONSUMPTION AREA AT REC DISPENSARY	DAY CARE CENTER, DAY CARE HOME, OR
	R-5 (B) GENERAL RESIDENCE & OFFICE		MEASURED AS SHORTEST			RESIDENTIAL DISTRICT
	R-5(C) OFFICE DISTR	NOT WITHIN 2500' OF ELEM OR SECONDARY SCHOOL OR DAY CARE CENTER, DAY CARE HOME, OR RESIDENTIAL DISTRICT MEASURED AS	DISTANCE BETWEEN PROPERTY LINES / NO VARIANCE ALLOWED		NOT WITHIN 1500' (1000' IN S-3) OF PRESCHOOL, ELEM OR SECONDARY SCHOOL, DAY CARE CENTER, DAY CARE HOME, CHURCH, PARK, GROUP DAY CARE HOME / NO VARIANCE ALLOWED	MEASURED AS SHORTEST DISTANCE BETWEEN PROPERTY LINES / NO VARIANCE ALLOWED
	S-1 NEIGHBORHOOD COMMERCIAL	SHORTEST DISTANCE BETWEEN PROPERTY LINES / NO VARIANCE ALLOWED	NOT WITHIN 1500' OF ANOTHER CANNABIS BUSINESS UNLESS VARIED BY STATE / NO LOCAL VARIANCE			NOT WITHIN 1500' OF ANOTHER CANNABIS BUSINESS UNLESS VARIED BY STATE / NO LOCAL VARIANCE
	S-2 COMMUNITY SHOPPING & OFFICE					
	S-3 CENTRAL SHOPPING					
	B-1 HIGHWAY BUSINESS SERVICE					
	B-2 GENERAL BUSINESS SERVICE					
	I-1 LIGHT INDUSTRIAL					
	I-2 HEAVY INDUSTRIAL					
					NOT WITHIN 1500' OF ANOTHER DISPENSARY	
					HOURS 6 A.M. - 10 P.M.	

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
SPRINGFIELD ILLINOIS - CONTINUED		HIGH SECURITY FENCE			NOT LOCATED IN A HOUSE OR APARTMENT, CONDO, OR PHYSICIAN OFFICE, OR AREA ZONED RESIDENTIAL	LOADING LIMITED TO ENCLOSED SHIPPING BAYS NOT VISIBLE FROM EXTERIOR OF BLDG
		NO ODOR IMPACT ON ADJACENT PROPERTIES			PARKING MUST BE VISIBLE FROM STREET	
		ADEQUATE EXTERIOR LIGHTING & VIDEO SURVEILLANCE REQD			NO PRODUCT OR PARAPHERNALIA VISIBLE FROM PUBLIC SIDEWALK, STREET, OR OTHER PROPERTIES	
		NO SALE ON SITE			NO SIGNAGE DISPLAYING CANNABIS PLANT OR STYLIZED SMOKE, PARAPHERNALIA, OR CARTOONISH IMAGERY	
MANITOU SPRINGS COLORADO					DOWNTOWN ? (AS ALTERNATIVE MEDICAL?) COMMERC REDEVELOPMENT OVERLAY	
	R-1 SINGLE FAMILY					
	R-2 SINGLE FAMILY & DUPLEX					
	R-3 GENERAL RESIDENCE					
	R-4 MOBILE HOME & TRAILER PARK RESID					
	OFF OFFICE DIST					
	R-5 (A) GENERAL RESIDENCE & OFFICE					
	R-5 (B) GENERAL RESIDENCE & OFFICE					
	R-5(C) OFFICE DISTR					
	S-1 NEIGHBORHOOD COMMERC & OFFICE			COMMERCIAL		
	S-2 COMMUNITY SHOPPING & OFFICE	PROHIBITED IN ALL ZONES	PROHIBITED IN ALL ZONES	RESTRICTED TO LIMITED AREA OF COMMERCIAL DISTRICT	MUST BE LICENSED FOR BOTH MEDICAL AND RECREATIONAL	
	S-3 CENTRAL SHOPPING				RESTRICTED TO LIMITED AREA OF COMMERCIAL DISTRICT	
	B-1 HIGHWAY BUSINESS SERVICE				NOT WITHIN 500' OF DAY CARE OR ALCOHOL OR DRUG REHAB FACILITY/ NOT WITHIN BLDG CONTAINING RESIDENCE OR LODGING / NOT WITHIN 500' OF ANOTHER MARIJUANA DISPENS IN OR OUT OF CITY (MEASURED AS CROW FLIES FROM PROPERTY LINE TO PROPERTY LINE)	
	B-2 GENERAL BUSINESS SERVICE					
	I-1 LIGHT INDUSTRIAL					
	I-2 HEAVY INDUSTRIAL					

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
MANITOU SPRINGS COLORADO - CONTINUED					NO MOBILE OR TRANISTORY LOCATIONS	
					MARIJUANA CLUBS PROHIBITED IN ALL ZONES	
					NO ON-SITE CONSUMPTION	
MANITOU SPRINGS COLORADO - CONTINUED				ALL ACTIVITIES INDOORS	CITY LICENSE REQD	
				NO ON-SITE CONSUMPTION	LICENSING REVIEW SHALL CONSIDER NEARBY RESID DISTRICTS, COMMUNITY CENTER, PARK, REC TRAIL, LIBRARY, HOTEL, RECREAT CENTER, PUBLIC BLDGS	
MANITOU SPRINGS COLORADO - CONTINUED					SIGNAGE DEPICTING WORDS OR SYMBOLS FOR MARIJUANA OR CANNIBUS NOT VISIBLE FROM ROADS / SIDEWALKS/PUBLIC AREAS	
					ALL ACTIVITIES INDOORS	
					NO DISPLAYS OF PRODUCT OR PARAPHENALIA VISIBLE FROM OUTSIDE PREMISES	
					MEANS OF PREVENTING ODORS REQD	

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
					M-2 DISTRICT	
					NOT WITHIN 1000' OF SCHOOL OR OTHER MARIJUANA DISPENSARY, MEASURED AS SHORTEST DIST BTWN PROPERTY LINES	
					HOURS LIMITED TO 8 A.M. - 10 P.M.	
GOLDEN, COLORADO					NO MOBILE OR TRANSITORY LOCATION / NO WALK-UP OR DRIVE THROUGH	
					CITY LICENSE REQD	
					TERMS & CONDITIONS CAN BE SET BY LICENSING BOARD	
					PLAN FOR PREVENTING ODOR FROM LEAVING BUILDING OR PROPERTY	
GOLDEN, COLORADO - CONTINUED					NO PRODUCTS VISIBLE FROM OUTSIDE BLDG / NO OFF-SITE ADVERTISING	
					NO ON-SITE CONSUMPTION	

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
SEATTLE, WASHINGTON	NEIGHBORHOOD RESIDENTIAL 2				CITY LICENSE REQD	
	NEIGHBORHOOD RESIDENTIAL 3					
	NEIGHBORHOOD SMALL LOT				NOT LOCATED WITHIN ANOTHER BUSINESS	
	RESIDENTIAL MULTIFAM LOWRISE 1					
	RESIDENTIAL MULTIFAM LOWRISE 2	RESIDENTIAL-COMMERC				
	RESIDENTIAL MULTIFAM LOWRISE 3	MPYT MASTER PLANNED			NO ONSITE CONSUMPTION UNLESS PERMITTED BY LICENSE TYPE	
	RESIDENTIAL MULTIFAMILY MIDRISE	COMMUN				
	RESIDENTIAL MULTIFAMILY HIGHRISE	C1 & C2 COMMERCIAL	NOT ALLOWED AS BUSINESS IN DWELLING UNIT	NOT ALLOWED AS BUSINESS IN DWELLING UNIT		
	RESIDENTIAL-COMMERCIAL	DOWNTOWN OFFICE 1&2			NOT SOLD OR TRANSFERRED AT FESTIVALS, FAIRS, FARMERS MARKETS OR OTHER EVENTS WITHOUT EXPRESS LICENSE	
	NEIGHBORHOOD COMMERCIAL 1	DOWNTOWN RETAIL				
	NEIGHBORHOOD COMMERCIAL 2	DOWNTOWN MIXED	NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND	NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND		
	NEIGHBORHOOD COMMERCIAL 3	GENERAL INDUST 1 & 2				
	MASTER PLANNED COMMUN-YESLER TERR (VARIOUS SPECIFIC MIXED USE LOCATIONS)	NOT ALLOWED AS BUSINESS IN DWELLING UNIT				
	COMMERCIAL 1		NOT WITHIN 250' OF DAYCARE, GAME ARCADE, LIBRARY, PUBLIC PARK, PUBLIC TRANSIT CENTER OR RECREAT CENTER	NOT WITHIN 250' OF DAYCARE, GAME ARCADE, LIBRARY, PUBLIC PARK, PUBLIC TRANSIT CENTER OR RECREAT CENTER	NOT ALLOWED AS BUSINESS IN DWELLING UNIT	
	COMMERCIAL 2					
	DOWNTOWN OFFICE CORE 1	NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND - MEASURED AS SHORTEST DIST BTWN PROPERTY LINES				
	DOWNTOWN OFFICE CORE 2					
	DOWNTOWN RETAIL CORE				NOT WITHIN 1000' OF ELEM OR SECONDARY SCHOOL OR PLAYGROUND	
	DOWNTOWN MIXED COMMERC					
	DOWNTOWN MIXED RESIDENTIAL					
	DOWNTOWN HARBORFRONT 1					
	DOWNTOWN HARBORFRONT 2	NOT WITHIN 250' OF DAYCARE, GAME ARCADE, LIBRARY, PUBLIC PARK, PUBLIC TRANSIT CENTER, OR RECREAT CENTER				NOT ALLOWED AS BUSINESS IN DWELLING UNIT
	PIKE MARKET MIXED					
	GENERAL INDUSTRIAL 1					
	GENERAL INDUSTRIAL 2					
	INDUSTRIAL BUFFER				NOT WITHIN 250' OF DAYCARE CENTER, GAME ARCADE, LIBRARY, PUBLIC PARK, PUBLIC TRANSI CENTER OR RECREAT CENTER	
	INDUSTRIAL COMMERCIAL	NOT ALLOWED AS BUSINESS IN DWELLING UNIT				

RECREATIONAL MARIJUANA CODES COMPARISON - January, 2023

CITY	ZONING DISTRICTS	RECREAT CULTIV	RECREAT MANUF	RECREAT TESTING	RECREAT DISPENS	RECREAT TRANSPORT
SAGINAW, MICHIGAN		M-1 LIGHT INDUST	M-1 LIGHT INDUST		M-1 LIGHT INDUST	
		M-2 GENERAL INDUST	M-2 GENERAL INDUST		M-2 GENERAL INDUST	
		M-3 HEAVY INDUST	M-3 HEAVY INDUST		M-3 HEAVY INDUST	
					B-1 LOCAL BUSINESS	M-2 GENERAL INDUST
					B-1A INTERCHG BUSIN	M-3 HEAVY INDUST
					B-2 GENERAL BUSINESS	
	R-1 SINGLE FAMILY RESIDENTIAL	NOT WITHIN 1000' OF K-12	NOT WITHIN 1000' OF K-12		NOT WITHIN 1000' OF K-12	NOT WITHIN 1000' OF K-12
	R-2 SINGLE FAMILY RESIDENTIAL	SCHOOL / NOT WITHIN 250'	SCHOOL / NOT WITHIN 250'		SCHOOL / NOT WITHIN 250'	SCHOOL / NOT WITHIN 250'
	R-3 LOW DENS MULTI DWELLING RESID	OF PUBLIC PARK OR	OF PUBLIC PARK OR		OF PUBLIC PARK OR	OF PUBLIC PARK OR
	R-4 HIGH DENS MULTI DWELLING RESID	PLAYGROUND / NOT WITHIN	PLAYGROUND / NOT		PLAYGROUND / NOT	PLAYGROUND / NOT
SAGINAW, MICHIGAN - CONTINUED	RO-1 RESTRICTED OFFICE	100' OF CHURCH / NOT	WITHIN 100' OF CHURCH /		PLAYGROUND / NOT WITHIN	WITHIN 100' OF CHURCH /
	B-1 LOCAL BUSINESS	WITHIN 500' OF HOSPITAL /	NOT WITHIN 500' OF		100' OF CHURCH / NOT	NOT WITHIN 500' OF
	B-1A INTERCHANGE BUSINESS	NOT WITHIN 250' OF	HOSPITAL / NOT WITHIN		WITHIN 500' OF HOSPITAL /	HOSPITAL / NOT WITHIN
	B-2 GENERAL BUSINESS	HALFWAY HOUSE OR	250' OF HALFWAY HOUSE		NOT WITHIN 250' OF	250' OF HALFWAY HOUSE
	B-3 CENTRAL BUSINESS	TRANSITIONAL HOUSING	OR TRANSITIONAL HOUSING		HALFWAY HOUSE OR	OR TRANSITIONAL HOUSING
	M-1 LIGHT INDUSTRIAL	LICENSED BY STATE OR FED	LICENSED BY STATE OR FED		TRANSITIONAL HOUSING	LICENSED BY STATE OR FED
	M-2 GENERAL INDUSTRIAL	GOVT / MAY BE LESSENE	GOVT / MAY BE LESSENE		LICENSED BY STATE OR FED	GOVT / MAY BE LESSENE
	M-3 HEAVY INDUSTRIAL	ZONING BOARD OF APPEALS	BY ZONING BOARD OF		GOVT / MAY BE LESSENE	BY ZONING BOARD OF
	PDD PLANNED DEVELOPMENT DIST	IF ALL SENSITIVE LOCATIONS	APPEALS IF ALL SENSITIVE		BY ZONING BOARD OF	APPEALS IF ALL SENSITIVE
	RIVERFRONT MIXED USE DIST	WITHIN 1000' AGREE	LOCATIONS WITHIN 1000'		APPEALS IF ALL SENSITIVE	LOCATIONS WITHIN 1000'
		(EXCEPT AGREEMENT OF	AGREE (EXCEPT		LOCATIONS WITHIN 1000'	AGREE (EXCEPT
		ANOTHER MARIHUANA	AGREEMENT OF ANOTHER		AGREE (EXCEPT AGREEMENT	AGREEMENT OF ANOTHER
		ESTABLISHMT)	MARIHUANA ESTABLISHMT)		OF ANOTHER MARIHUANA	MARIHUANA ESTABLISHMT)
					ESTABLISHMT)	
		NO IN-HOUSE CONSUMPT	NO IN-HOUSE CONSUMPT			NO IN-HOUSE CONSUMPT
		NOT WITHIN 500' OF	CITY LICENSE PROCESS		NO IN-HOUSE	NOT WITHIN 500' OF
		ANOTHER MARIHUANA	APPROVED BY PLANNING		CONSUMPTION	ANOTHER MARIHUANA
		ESTABLISHMENT EXCEPT IN	COMMISSION OR CHIEF			ESTABLISHMENT EXCEPT IN
		CASE OF MULTIPLE LICENSES	INSPECTOR		HOURS 9 A.M. - 9 P.M.	CASE OF MULTIPLE
		FOR SAME LOCATION				LICENSES FOR SAME
			NOT WITHIN 500' OF		CITY LICENSE PROCESS	LOCATION
			ANOTHER MARIHUANA		APPROVED BY PLANNING	
			ESTABLISHMENT EXCEPT IN		COMMISSION OR CHIEF	
			CASE OF MULTIPLE		INSPECTOR	
			LICENSES FOR SAME			
			LOCATION		NOT WITHIN 500' OF	
					ANOTHER MARIHUANA	
			MICROBUSINESSES,		ESTABLISHMENT EXCEPT IN	
			DESIGNATED		CASE OF MULTIPLE LICENSES	
			CONSUMPTION		FOR SAME LOCATION	
			ESTABLISHMENTS,			
			MARIHUANA EVENT		MICROBUSINESSES,	
			ORGANIZERS, AND		DESIGNATED CONSUMPTION	
			TEMPORARY MARIHUANA		ESTABLISHMENTS,	
			EVENTS PROHIBITED		MARIHUANA EVENT	
					ORGANIZERS, AND	
			UTILIZING SUBSTANCE WITH		TEMPORARY MARIHUANA	
			FLASHPOINT BELOW 100		EVENTS PROHIBITED	
			ONLY IN M DISTRICTS			
			ODOR ELIMINAT REQD			