

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Building & Planning Manager
DATE: January 12, 2023
SUBJECT: January P&Z Packet

The following action was taken at the January P&Z meeting:

- The Commission reached a consensus on their recommendations for tiny homes, which allows staff to move forward with finalizing draft code language. They would like to see the following provisions added to the zoning code. Code language to this effect will be finalized prior to the February meeting for the Commission to review prior to setting a public hearing.
 - Tiny homes allowed in R-4 General Residential and in all commercial districts with the following conditions:
 - A tiny home to be defined as any home that is 400 sq. ft. or less.
 - Placement of portable tiny homes be allowed only in mobile home parks.
 - Tiny homes built on or anchored to a permanent foundation to be allowed as part of a community unit plan with a special use permit.
- The Commission reviewed the Board's recommended parameters for recreational marijuana and agreed on all points, with the addition of two conditions on marijuana consumption lounges.
 - Recreational marijuana businesses are recommended to be allowed in all the same zones where medical marijuana businesses are now allowed
 - Dispensary hours are recommended to be 7 a.m. – 9 p.m. (There are currently no time limitations on medical marijuana dispensary hours.)

- 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.
- The method of measuring distances between marijuana businesses and daycares, schools, & churches needs to be changed to match the state specifications.
- "Consumption lounges" are recommended to be allowed, but with a special use permit only, with the following two added conditions:
 1. Hours be limited to 7 a.m. – 1 a.m.
 2. No one under the age of 21 allowed.

As always, if you have questions on these items, please contact me at 243-2300 or jsanders@jacksonmo.org