

Zoning for Cannabis/Marijuana Establishments – Outstanding Questions

Question	Options	Considerations
Where should cannabis establishments be allowed?	- Retail (see maps): - Set 1 – Narrower set of retail districts - Set 2 – Similar to current medical marijuana zoning) - Set 3 – Broader set of retail districts - Cultivation/manufacturing: Allow in industrial areas? - Research facilities, testing labs: Treat similarly to non-cannabis facilities?	- Councillors expressed preference not to be too restrictive, but don't want to miss any unforeseen issues (4/5/18) - Councillors expressed Interest in allowing cultivation, manufacturing, microbusiness (4/5/18) - Councillors expressed interest in benefitting communities adversely impacted by drug policy (4/5/18)
What location-based buffers should apply?	- Keep standard that no establishment can be located within 1,800 feet of another establishment - Reduce required distance from other establishments - Allow some fixed number of establishments within 1,800 feet of each other - Retain or modify 500-foot buffer from schools - Require buffer from playgrounds? - Consider buffer from other uses where packaging is involved?	- Councillors expressed Interest in having distribution throughout city, not clustered (4/5/18) - Reducing buffer distances would create more potential locations while still ensuring separation - Adjusting the number of establishments allowed within an 1,800-foot distance of each other could provide flexibility and competition within an area, but prevent excessive clustering
Should a special permit be required?	- Yes – BZA or Planning Board? - No – administrative and/or advisory review?	- Councillors noted that state has extensive design constraints, local design standards should focus on neighboring retail, not be onerous (4/5/18) - Special permit considerations include conformance with area plans and design objectives, transportation – not business practices, employment, &c. - Special permit provides opportunity to review site-specific issues and flexibility in outcomes, but requires additional time, cost, and uncertainty for applicants - Objective standards or expectations could be incorporated into zoning or host community agreement - Advisory review could be coordinated with host community agreement process
Should medical and non-medical establishments be zoned the same way?	- Yes - No – more permissive for medical - No – more permissive for non-medical	- Councillors expressed interest in retaining medical dispensaries for their public benefit - Would co-located medical and non-medical establishments be more or less preferred than either one alone?