

**PROPOSED AMENDMENTS TO COLUMBIA COUNTY ZONING ORDINANCE,
ARTICLE IX SPECIAL USE STANDARDS
SECTION 1803 MARIJUANA LAND USES**

Language Proposed to Be Changed is **Highlighted**

~~Deleted~~

Added

1803 MARIJUANA LAND USES

- .1 ~~State Issued Marijuana License or Registration Compliance with State Marijuana Licence and Registration Requirements Required.~~ All marijuana land uses except for those not required to be licensed by the Oregon Liquor Control Commission (OLCC) or registered by the Oregon Health Authority (OHA), such as home grown or home made marijuana, shall provide to the Land Development Services Department **written documentation from OLCC or OHA as follows:** ~~of the issuance of the applicable state issued marijuana license or registration at the time of application for a required land use permit.~~

A . At the time of building permit application for buildings accommodating marijuana land uses, the applicant shall provide written documentation from OLCC or OHA that the proposed marijuana land use complies with applicable State application requirements.

B . Prior to Occupancy of buildings accommodating marijuana land uses the Applicant shall provide a copy of the OLCC licence or OHA registration for the marijuana land use.

~~C. Applicants for recreational marijuana land uses including producing, processing, wholesaling, and retailing shall also show evidence of a completed County land use compatibility statement for the use for which the application is being submitted.~~

A land use compatibility statement shall not be signed by the Land Development Services Department until any applicable County land use review procedures have been completed and a final land use decision has been made by the County.

- .2 Marijuana Growing or Producing Uses. The following standards shall apply to marijuana growing or producing uses:

A. Additional Standards for all zones in which marijuana growing and producing is allowed:

- ~~A.~~ 1. Co-location with a Dispensary. Medical grows may not be on the same site as a dispensary.
2. **Glare: No artificial light originating from within a grow building shall be visible from outside of the building at night.**
- 3 **Separation from Certain Sensitive Uses: Marijuana growing and producing uses may not be located within 1,000 feet of a public elementary or secondary school, private or parochial elementary or secondary school, public park or child care center. For the purposes of this section, separation distance shall be measured as**

the minimum distance between the property line of the grow parcel and the property line of the sensitive use parcel.

- B. ~~Within an Enclosed Building in Certain Zones. Growing and producing must be within an enclosed building in the RR-5, RC, M-3, M-2 and M-1 zones. For the purposes of growing and producing, an enclosed building includes an enclosed greenhouse.~~
Additional Standards in the RR-5, RC, M-3, M-2 and M-1 zones:

1. Growing and producing must be within an enclosed building. For the purposes of growing and producing, an enclosed building includes an enclosed greenhouse.

2 Grow buildings shall be equipped with an air filtration system designed and approved by an Oregon registered mechanical engineer to minimize odors perceptible outside of the building.

- C. Additional Setbacks for Indoor Grows in Certain Zones. In the FA-80, PF-80, and RR-5 zoning districts, minimum front, side and rear yard setbacks for buildings accommodating marijuana growing and producing shall be increased by 50 feet.

- D. Additional Standards in the RR-5 Zone.

1. Growing and producing uses shall be operated by a resident or employee of a resident of the property on which the uses are located.
2. The growing and producing use shall employ on the site no more than five full-time or part-time persons.
3. No more than one State issued growing or producing registration or licence is allowed for each parcel of record.

4. The minimum parcel size for growing and producing shall be five(5) acres.

- .3 Marijuana Processing and Wholesaling Uses. The following standards shall apply to marijuana processing and wholesaling uses:

A. Within an Enclosed Building. Marijuana processing and wholesaling uses in the M-3, M-2, and M-1 zones shall be within an enclosed building. For the purposes of processing and wholesaling, a greenhouse does not qualify as an enclosed building.

B. Wholesaling and Extract Processing in Residential Zones: Marijuana wholesaling and extract processing is prohibited in residential zoning districts.

- .4 Marijuana Dispensary and Retailing Uses: The following standards shall apply to marijuana dispensary and retailing uses:

A. Separation from Certain **Sensitive** Uses: Marijuana dispensary and retailing uses may not be located within 1,000 feet of a public

elementary or secondary school, private or parochial elementary or secondary school, public park or child care center. **For the purposes of this section, separation distance shall be measured as the minimum distance between the property line of the dispensary or retail use parcel and the property line of the sensitive use parcel.**

- B. Separation from Each Other: Marijuana dispensary and retailing uses may not be located within 1,000 feet of another marijuana dispensary or retailing use. **For the purposes of this section, separation distance shall be measured as the minimum distance between the property line of the dispensary parcel and the property line of the sensitive use parcel.**
- C. Prohibited in Residential Zoning Districts: Marijuana dispensaries and retailing uses are prohibited in residential zoning districts.