

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCOTOBER 26, 2022

FILE NO: ZA-2022-0403

AGENDA ITEM: 6.E

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Green Thumb Industries Inc. ("Applicant") for a recommendation to the Board of Supervisors ("Board") regarding an ordinance amending location requirements for medical marijuana dispensaries and marijuana retail stores. (Heather Ferris, hferris@carson.org)

Staff Summary: The Applicant is proposing to amend Carson City Municipal Code ("CCMC") 18.04.135 and 18.04.150 to allow marijuana retail stores and medical marijuana dispensaries in the General Commercial and General Industrial zoning districts without being limited by the specific Section, Township and Range. Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board regarding a request for a zoning code amendment. The Board is authorized to amend the CCMC.

PROPOSED MOTIONS:

"I move to recommend to the Board of Supervisors denial of the proposed ordinance based on the inability to make the findings as outlined in the staff report."

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); CCMC 18.02.075 (Zoning map amendments and zoning code amendments); CCMC 18.04.135 (General Commercial), CCMC 18.04.150 (General Industrial) and NRS 278.260.

KEY ISSUES: Is the request to modify the allowable locations of marijuana retail stores and medical marijuana dispensaries appropriate?

BACKGROUND:

In 2013 the Medical Marijuana Act was signed into law authorizing Medical Marijuana Establishments ("MMEs") in Nevada, including dispensaries, cultivation facilities, production facilities, and testing labs. The law also provides local jurisdictions with the right to prohibit or allow these establishments and if allowed the ability to regulate the location of MMEs through zoning and business license requirements.

On June 19, 2014 the Board, on first reading, introduced an ordinance allowing for medical marijuana establishments including dispensaries, cultivation and production facilities, and testing laboratories. The ordinance included the requirement for a special use permit ("SUP") and limitations not only on the zoning districts within which these establishments may be located, but also the specific Sections, Townships, and Ranges where they may be located. These locational requirements were added to the recommended ordinance specifically to address the concerns that were raised by members of the public regarding the ability to locate in areas that are more residential in nature. On July 3, 2014, the Board adopted the ordinance.

In 2016, Nevada voters passed The Regulation and Taxation of Marijuana Act (codified as NRS Chapter 453D and later amended and recodified as NRS Title 56), legalizing recreational marijuana in Nevada. In 2017, the Board adopted an ordinance to allow for recreational marijuana establishments, including recreational marijuana stores, cultivation and production facilities, and testing laboratories. The ordinance mirrored the requirement for the SUP and the locational requirements adopted with the 2014 ordinance.

Medical marijuana dispensaries and marijuana retail stores are limited to the General Commercial (“GC”) zoning district and the General Industrial (“GI”) zoning district. Within the GC zoning district (CCMC 18.04.135(3)) dispensaries are limited to the following:

“Sections 29 through 32 of Township 15 N., Range 20 E., south of Moses Street (South Carson Street vicinity) and within Sections 1, 2, 9, 10, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E., east of the I-580 freeway (Highway 50 East vicinity).”

FIGURE 1: South Carson Street vicinity.

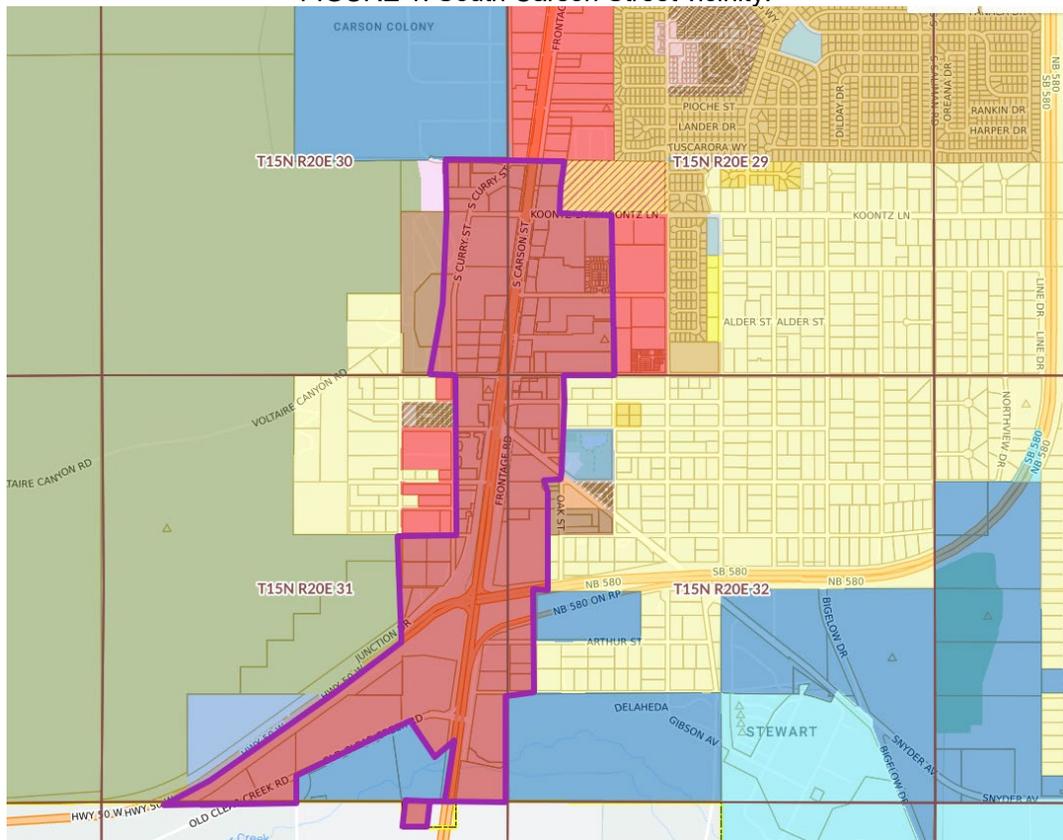
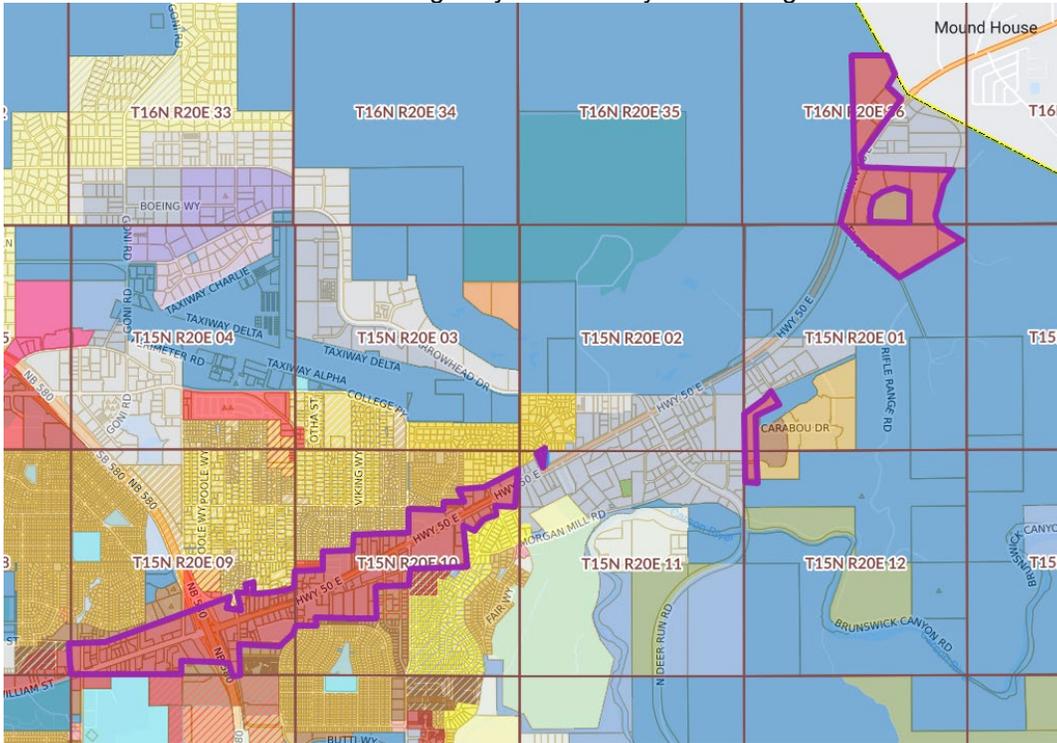


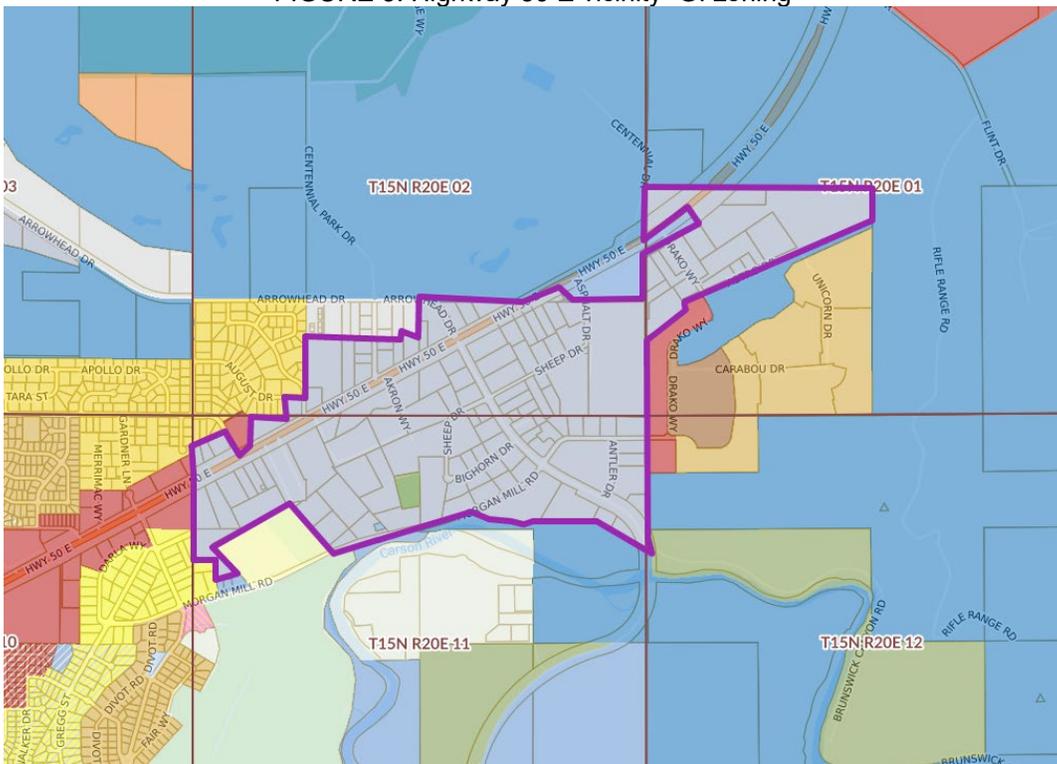
FIGURE 2: Highway 50 E vicinity- GC zoning



Within the GI zoning district (CCMC 18.04.150(3)) dispensaries are limited to the following:

“Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity).”

FIGURE 3: Highway 50 E vicinity- GI zoning



Figures 1 through 3 depict the areas within which a medical marijuana dispensary or a marijuana retail store can be located in the GC and GI zoning districts. There are additional locational requirements found in Carson City Development Standards (“CCDS”) 1.20, regarding distance from preschools and schools, daycares, park and other facilities whose primary service is to provide recreational opportunities to children, and proximity from residential zoning districts. These locational criteria are evaluated at the time of a SUP application.

While there have been some changes to the marijuana establishment regulations since 2017, the locational requirements have not changed.

DISCUSSION:

The Applicant has requested an amendment to CCMC Title 18 (Zoning) to modify the locations in which marijuana retail stores and medical marijuana dispensaries are allowed; amending CCMC 18.04.135 and 18.04.150 to permit marijuana retail stores and medical marijuana dispensaries in the General Commercial and General Industrial zoning districts without being limited by the specific Section, Township and Range.

The Applicant is requesting this amendment in order to provide for the opportunity to locate a medical marijuana dispensary or marijuana retail store on any General Commercial or General Industrial zoned property that meets the setbacks from schools, residential zoning districts, and facilities that whose primary purpose is to provide recreational opportunities to children.

The Board has the authority to approve zoning code amendments following recommendation from the Planning Commission. In considering a zoning code amendment, the Planning Commission and Board must consider the three required findings as identified in CCMC 18.02.075.

Per CCMC 18.02.075(5) the Applicant for the zoning code amendment shall have the burden of proof to provide facts supporting the proposed zoning code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and the board. Additionally, the Applicant shall provide adequate information in the application to substantiate the findings required in this section.

PUBLIC COMMENTS:

As of the writing of this staff report, no public comments were received. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division of the Carson City Community Development Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

The application was routed to commenting agencies and no comments were received.

FINDINGS:

The Planning Commission, in forwarding a recommendation to the Board for approval of a zoning code amendment, shall make all findings of fact found in CCMC 18.02.075(5) in the affirmative. The following findings are recommended by staff:

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

The proposed text amendment to CCMC Title 18 (Zoning) to modify the locations in which marijuana retail stores and medical marijuana dispensaries are allowed does not conflict with any goals or policies of the Master Plan. Goal 2.3 of the Master Plan encourages the City to provide opportunities for a range of retail services; and Guiding Principle 5: A

Strong Diversified Economic Base encourages the City to maintain and enhance the base of primary jobs and provide a broader range of retail services to serve residents of Carson City as well as those in surrounding counties. The state has authorized Medical Marijuana Establishments and Marijuana Establishments as a legal use in Nevada. In order to implement those uses in Carson City, the City must provide for any applicable regulations.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

When the Board first adopted regulations for medical marijuana establishments the ordinance included the requirement for a SUP and limitations on the allowable zoning districts as well as specific Sections, Townships, and Ranges where marijuana establishments may be located. These specific locational requirements were added to the recommended ordinance specifically to address the concerns that were raised by members of the public regarding the ability to locate in areas that are more residential in nature. The ordinance that was adopted in 2017 to address recreational marijuana mirrored the requirement for the SUP and the locational requirements adopted with the 2014 ordinance. While there have been some changes to the marijuana establishment regulations since 2017, the locational requirements have not changed.

Based on the information contained in the application, staff cannot make this finding. The Applicant has the burden of proof to provide facts supporting the proposed zoning code amendment. The Applicant has not provided evidence that circumstances have changed since 2014. Placing such a use outside of the currently defined areas could result in incompatibility with existing uses.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The Applicant has requested an amendment to CCMC Title 18 (Zoning) to modify the locations in which marijuana retail stores and medical marijuana dispensaries are allowed; amending CCMC 18.04.135 and 18.04.150 to permit marijuana retail stores and medical marijuana dispensaries in the General Commercial and General Industrial zoning districts without being limited by the specific Section, Township and Range. The proposed amendment would not result in increased impacts on public services or public health, safety and welfare. Each new retail marijuana store will be required to obtain a SUP, at which time the project will be evaluated for project specific impacts.

Attachments:

- 1) ZA-2022-0403 application packet
- 2) Draft Ordinance

RECEIVED

SEP 16 2022

For Office Use Only:

ZONING CODE AMENDMENT

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # 2A-2022-0403

FEE: \$3,250.00 + noticing fee

- Application Form, Written Project Description and Supporting Documentation
- 5 Completed Application Packets (1 Original + 4 Copies)

APPLICANT
Green Thumb Industries Inc.

Application Reviewed and Received By:

MAILING ADDRESS, CITY STATE, ZIP
204 S. Minnesota St., Carson City, NV 89703

Submittal deadline: Planning Commission application submittal schedule.

PHONE #
(775) 230-0247

FAX #

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

EMAIL ADDRESS
will@ssgr.us

Requested Amendment to Development Standards: _____ or Title 18 .04.135 & .04.150

Revise provisions of Title 18.04.135 and Title 18.04.150
to remove limitations on locations for marijuana dispensary.

Required Findings: Title 18 of the Carson City Municipal Code (CCMC) requires that the applicant must present evidence justifying the revision to the Code, that the proposed addition/deletion will be consistent with the objectives of the Master Plan and will not be detrimental to the surrounding properties. A statement relative to findings from Page 2 **MUST** be included herewith, or on an attached sheet.

Please remember that the requested code revision will affect all of Carson City and not only your parcel of land. Present your statement with that in mind. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

See attached.

ACKNOWLEDGMENT OF APPLICANT:

certify that the foregoing statements are true and correct to the best of my knowledge and belief.



Applicant's signature

September 15, 2022
Date



Principals

Will Adler – will@ssgr.us

Ernie Adler – eealaw@gmail.com

Senior Associate

Alex Tanchek – alex@ssgr.us

Description of Amendment

This amendment would remove sections of Carson City Municipal Code Title 18 that limit the locations where a marijuana dispensary/Retail Cannabis Store can be located. Within Title 18.04.135 and 18.04.150 are limitations on the commercially and industrially zoned areas where a marijuana dispensary may be located (currently within 16 Sections of the Township). The purpose of this amendment is to remove the current restriction to allow a marijuana dispensary/Retail Cannabis Store to be located in any commercially or industrially zoned area within Carson City, as cannabis cultivation and production licenses can do today. All other zoning restrictions relating to distance from parks, schools, public facilities, and all other compatibility requirements would continue as they are currently found in the ordinance.

Text of Amendment

Below is the amendment to Title 18.04.135 and Title 18.05.150. Sections in bold italic red strikethrough are proposed for deletion.

18.04.135 - General commercial (GC).

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities.

...

3. The Conditional Uses in the GC District which require approval of a Special Use Permit are:

- Ambulance service and garage;
- Armored car service and garage;
- Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). The following conditions shall apply to auto body repair in addition to all other requirements in this chapter.
 - a) Required minimum land area in the GC District for auto body repair shall be twelve thousand (12,000) square feet.
 - b) All outside storage containers or other similar enclosures shall be screened to public rights-of-way by a maintained one hundred percent (100%) sight obscuring fence or wall permanently installed and maintained at a minimum height of six (6) feet.
- Automobile pawn (not accessory to automobile sales);
- Bus line office, service and storage garage;
- Cabinet shop (manufacturing);
- Cemetery, mausoleum, sarcophagus, crypt;
- Child care facility;

Silver State Government Relations



- Community/regional commercial or office center;
- Congregate care housing/senior citizen home;
- Crematorium;
- Equipment rental (outside storage);
- Farmers market;
- Flea market (indoor);
- Golf course and driving range;
- Hospital;
- Hotel, residence;
- Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), *limited to those areas zoned General Commercial within Sections 29 through 32 of Township 15 N., Range 20 E., south of Moses Street (South Carson Street vicinity) and within Sections 1, 2, 9, 10, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E., east of the I-580 freeway (Highway 50 East vicinity).*
- Mobilehome park;
- Municipal well facility;
- Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);
- Recreational vehicle park;
- Recycling collection center;
- Schools, K—12, college or university;
- Single-family two-family and multi-family dwelling;
- Utility substation;
- Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders);
- Youth recreation facility.



18.04.150 - General industrial (GI).

The GI District is established to preserve an industrial district for uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Specific uses set forth in this section are prohibited in the Limited Industrial and Air Industrial Park districts unless specifically identified as a use in those sections.

3. The Conditional Uses in the GI District which require approval of a Special Use Permit are:

- Acetylene manufacturing and sale;
- Acid manufacturing and sales (including class H products);
- Adult entertainment facility (no adult entertainment facility shall be located within one thousand (1,000) feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T.14 N., R. 20 E.) No outcall performers are permitted outside of this area;
- Ammunition manufacturing;
- Asphalt manufacturing;
- Auto wrecking yards;
- Bulk station (fuel);
- Chemical manufacturing;
- Child care facility (accessory use to a business within the main building or within an accessory building);
- Chromium plating;
- Coal and coke yard;
- Concrete batch plant;
- Contractor's wrecking yard;
- Creosote manufacturing;
- Disinfectant manufacturing;
- Dye manufacturing;
- Dump refuse or disposal yard;
- Electroplating works;
- Explosive manufacturing;
- Flea market;
- Foundry;
- Excavation/mining, gravel pit;
- Hide and tallow processing;
- Incineration of animals and garbage;
- Insecticide manufacturing;
- Junk dealer's yard;
- Leather tanning;



- Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;
- Lubrication compounds, manufacturing;
- Marijuana Distributor (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments));
- Matches, manufacturing;
- Meat packer;
- Medical Marijuana Cultivation Facility or Marijuana Cultivation Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;
- Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), *limited to those areas zoned General Industrial within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E. (Highway 50 East vicinity)*;
- Medical Marijuana Product Manufacturing Facility or Marijuana Product Manufacturing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;
- Medical Marijuana Testing Facility or Marijuana Testing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;
- Metal ore reduction;
- Milling company;
- Motorcycle race track;
- Ore dump;
- Oxygen manufacturing;
- Paint manufacturing;
- Plastic products manufacturing;
- Quarry, stone;
- Rendering works;
- Rock crushing and stripping;

Silver State Government Relations



- Scrap metal processing;
- Sewer service equipment yard;
- Slaughterhouse;
- Stockyard;
- Tannery;
- Topsoil stripping;
- Tire manufacturing
- Utility Substation;
- Water, oil, gas or geothermal drilling operations;
- Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.

Justification for Amendment

The Carson City Municipal Code (CCMC 18.02.075) sets out the required findings.

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.

The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan. We believe this amendment will provide the opportunity for the revitalization of areas of Carson City in need of development, and improve shared infrastructure, and security/safety elements. Additionally, it supports the masterplans goals of continued growth and success of Carson City and can assist with city finances by providing additional tax revenue.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

Through our discussions with law enforcement and other stakeholders, we are confident this amendment will be in alignment with the health and welfare interests of the public, as well as surrounding businesses and property owners.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety, and welfare. Through our discussions with law enforcement and other stakeholders, we are confident this amendment will be in alignment with the health and welfare interests of the public, as well as surrounding business and property owners.

Summary: An ordinance amending location requirements for medical marijuana dispensaries and marijuana retail stores.

BILL NO. _____

ORDINANCE NO. 2022 - _____

AN ORDINANCE RELATING TO MARIJUANA; AMENDING VARIOUS PROVISIONS SPECIFYING THE LOCATION OF MARIJUANA RETAIL STORES AND MEDICAL MARIJUANA DISPENSARIES; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.135 (General Commercial (GC)) and Section 18.04.150 (General Industrial), is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.135 - General commercial (GC).

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities.

1. The Primary Permitted Uses in the GC District are retail and wholesale uses, and other uses of a similar nature. Except for any use described in subsection 3 of CCMC 18.04.135 that is a general commercial conditional use which requires a Special Use Permit, retail commercial uses as described in CCMC 18.04.130 are allowed in addition to the following:

Animal hospital;

Appliance repair shop;

Archery range;

Assayer;

Assembly (of product incidental to sales use and limited to thirty percent (30%) of the primary uses floor area);

Auction sales;

Automobile repair;

Ballroom;

Billiard or pool hall;

Bookbindery;

Diaper service;

Display designer;

Express office;

Facial cosmetic shading, permanent;
Lithographer, screen printer;
Nightclub;
Parcel delivery service, branch (off-street loading only);
Pawn shop;
Personal storage within an enclosed building (no storage of paints or chemicals);
Plumbing and heating equipment and supplies;
Second hand business;
Sign painting and lettering;
Sport playing field;
Sports arena;
Taxidermist;
Thrift store;
Tire sales, repair and mounting;
Upholstery (wholesale, retail, installation and incidental manufacturing);
Warehouse.

2. The accessory permitted uses incidental to primary permitted uses in the GC District are:

Automobile pawn (accessory to automobile sales);
Home occupation;
Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards;
Temporary outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities).

3. The Conditional Uses in the GC District which require approval of a Special Use Permit are:

Ambulance service and garage;
Armored car service and garage;
Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). The following conditions shall apply to auto body repair in addition to all other requirements in this chapter.

a. Required minimum land area in the GC District for auto body repair shall be twelve thousand (12,000) square feet.

b. All outside storage containers or other similar enclosures shall be screened to public rights-of-way by a maintained one hundred percent (100%) sight obscuring fence or wall permanently installed and maintained at a minimum height of six (6) feet.

Automobile pawn (not accessory to automobile sales);
Bus line office, service and storage garage;
Cabinet shop (manufacturing);
Cemetery, mausoleum, sarcophagus, crypt;
Child care facility;
Community/regional commercial or office center;
Congregate care housing/senior citizen home;
Crematorium;
Equipment rental (outside storage);
Farmers market;
Flea market (indoor);
Golf course and driving range;

Hospital;
Hotel, residence;
Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments) ; ~~limited to those areas zoned General Commercial within Sections 29 through 32 of Township 15 N., Range 20 E., south of Moses Street (South Carson Street vicinity) and within Sections 1, 2, 9, 10, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E., east of the I 580 freeway (Highway 50 East vicinity)~~].
Mobilehome park;
Municipal well facility;
Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);
Recreational vehicle park;
Recycling collection center;
Schools, K—12, college or university;
Single-family two-family and multi-family dwelling;
Utility substation;
Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders);
Youth recreation facility.

SECTION II:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.150 (General Industrial (GI)), is hereby amended (**bold, underlined** text is added, ~~stricken~~ text is deleted) as follows:

18.04.150 - General industrial (GI).

The GI District is established to preserve an industrial district for uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Specific uses set forth in this section are prohibited in the Limited Industrial and Air Industrial Park districts unless specifically identified as a use in those sections.

1. The Primary Permitted Uses in the GI District are the uses as described below and other uses of a similar nature. Any permitted or conditional uses described in any commercial district or limited industrial district which are not identified as GI conditional uses are allowed, but does not include outdoor recreational use or facility nor any residential use except as watchman's quarters in conjunction with those uses permitted exclusively in GI District.

Automobile pawn shop;
Automobile storage (no dismantling);
Blacksmith shop;
Building material (bulk)/lumber storage yard and sales;
Butane, propane storage and sales;
Cannery;
Cement or direct products sale;

Cesspool cleaner yard;
Contractor's large equipment, sales, repair, supplies, or storage;
Crane storage yard;
Crating and hauling depot or storage
Crop dusting equipment yard;
Die casting;
Distillation of liquor;
Dog training school;
Dry cleaning plant;
Equipment storage yard;
Farm products storage;
Grain elevator;
House mover;
Industrial service firms;
Laboratories (chemist, veterinarian, and research);
Machine shop;
Metal working plant, plating, shaping and bending process;
Paving contractor large equipment, sales, service and storage;
Planing mill;
Power plant (electrical or gas);
Radio studio or TV station with antenna towers;
Recycle center;
Road building equipment sales and storage;
Septic tank service;
Sheet metal shop;
Stone grinding;
Tattoo parlor (body piercing, accessory);
Termite or pest control;
Tire rebuilding, retreading;
Tractor service;
Tree service;
Truck depot, parking, repair;
Welding shop;
Wood storage yard screened from view from public right-of-way with six-foot sight obscuring fence or wall.

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GI District are:
Mechanical equipment building
Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards

3. The Conditional Uses in the GI District which require approval of a Special Use Permit are:
Acetylene manufacturing and sale;
Acid manufacturing and sales (including class H products);
Adult entertainment facility (no adult entertainment facility shall be located within one thousand (1,000) feet of a park, church, school, residential use district or other adult entertainment facility

or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T.14 N., R. 20 E.) No outcall performers are permitted outside of this area;

Ammunition manufacturing;

Asphalt manufacturing;

Auto wrecking yards;

Bulk station (fuel);

Chemical manufacturing;

Child care facility (accessory use to a business within the main building or within an accessory building);

Chromium plating;

Coal and coke yard;

Concrete batch plant;

Contractor's wrecking yard;

Creosote manufacturing;

Disinfectant manufacturing;

Dye manufacturing;

Dump refuse or disposal yard;

Electroplating works;

Explosive manufacturing;

Flea market;

Foundry;

Excavation/mining, gravel pit;

Hide and tallow processing;

Incineration of animals and garbage;

Insecticide manufacturing;

Junk dealer's yard;

Leather tanning;

Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;

Lubrication compounds, manufacturing;

Marijuana Distributor (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments);

Matches, manufacturing;

Meat packer;

Medical Marijuana Cultivation Facility or Marijuana Cultivation Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;

Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments) ; ~~limited to those areas zoned General~~

~~Industrial within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity);~~]

Medical Marijuana Product Manufacturing Facility or Marijuana Product Manufacturing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;

Medical Marijuana Testing Facility or Marijuana Testing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;

Metal ore reduction;

Milling company;

Motorcycle race track;

Ore dump;

Oxygen manufacturing;

Paint manufacturing;

Plastic products manufacturing;

Quarry, stone;

Rendering works;

Rock crushing and stripping;

Scrap metal processing;

Sewer service equipment yard;

Slaughterhouse;

Stockyard;

Tannery;

Topsoil stripping;

Tire manufacturing

Utility Substation;

Water, oil, gas or geothermal drilling operations;

Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.

4. The following uses are prohibited within the GI District:

Churches;

Institutions;

Outdoor recreational use or facility;

Residential uses;

Schools (other than vocational).

SECTION III:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2022.

PROPOSED by _____.

PASSED _____, 2022.

VOTE:

AYES:

NAYS:

ABSENT:

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the 1st day of the month of _____ of the year 2022.