



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Planning Commission meeting of October 26, 2022

DATE: October 25, 2022

TO: Planning Commission

FROM: Heather Ferris, Planning Manager

SUBJECT: Item 6.E- For Possible Action: Discussion and possible action regarding a request for 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).

On October 25, 2022 the Applicant submitted the attached revisions to the Planning Division. The revisions include adding marijuana dispensaries and marijuana retail stores to the list of conditional uses in the Retail Commercial zoning district (CCMC 18.04.130). Since this request was not noticed, the Planning Commission cannot take action on the revised request; however, there may be merit to the Planning Commission discussing the original request, as noticed, to vet any concerns.

Staff recommends the revised request be placed on the November 15, 2022 meeting following proper noticing.

OCT 25 2022



Principals

Will Adler – will@ssgr.us

Ernie Adler – eealaw@gmail.com

Senior Associate

Alex Tanchek – alex@ssgr.us

CARSON CITY
PLANNING DIVISION

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). Additionally, we are adding cannabis businesses to Title 18.04.130 to allow Retail Cannabis stores to be zoned within Retail Commercially zoned spaces in Carson City.

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. 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.

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.

Following the Carson City Board of Supervisors meeting on September 15, 2022 with the adoption of Bill No. 118, Ordinance No. 2022-19, the number of permitted retail marijuana store in Carson City has doubled. The Board of Supervisors took these actions after deep deliberation on the impacts of marijuana in Carson City. The Board found marijuana to have no detrimental impact on Carson City and the addition of two new retail marijuana store licenses would similarly have no adverse impact to Carson City. As there has been no known negative impacts from marijuana in Carson City, it does not appear the Board of Supervisors actions in 2014, which restricted cannabis to G/C zoning

Silver State Government Relations



and the select Township ranges previously identified, continue to remain necessary or relevant today.

Clustering of similar businesses within a limited geographic area limits the potential investment and benefits those businesses may bring to a community. The prevention of clustering was discussed as an issue of concern by the Board of Supervisors. This amendment seeks to open up R/C zoning for retail marijuana stores to address the current conundrum of clustering. Under current zoning restrictions, three licenses on the extreme south end or two licenses on the extreme east end (plus another just over the Lyon County border) of Carson City which would cause adverse impacts to those portions of town.

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.

Text of Amendment

Below is the amendment to Title 18.04.130, 18.04.135 and Title 18.05.150. Sections in bold blue italics are proposed for addition. Sections in bold italic red strikethrough are proposed for deletion.

18.04.130 - Retail commercial (RC).

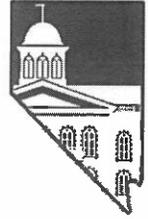
The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

...

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

- Amusement Arcade
- Bar
- Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)

Silver State Government Relations



- Building Materials (indoor only)
- Bus Passenger Depot
- Child Care Facility
- Community/Regional Commercial or Office Center
- Congregate Care Housing/Senior Citizen Home
- Facial Cosmetic Shading, Permanent
- Farmers Market
- Funeral Home, Mortuary
- Gaming (unlimited)
- Golf Course and Driving Range
- Hospital
- Hotel Residence
- Janitorial and Building Cleaning Service
- Kennel
- *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)*
- Miniature Golf Course
- Mobilehome Park
- Municipal Well Facility
- Newspaper Print Office
- Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)
- Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards
- Printer and/or Publisher
- Recreational Vehicle Park
- Schools, K-12, College, University or Vocational
- Single Family, Two-Family and Multi-Family Dwelling
- Skating Arena
- Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards
- Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11 Street Vendors of the Development Standards
- Tattoo Parlor
- Tennis or Swimming Facility
- Trailer or Truck Rental
- Utility Substation
- Veterinary Clinic
- Youth Recreation Facility

18.04.135 - General commercial (GC).

Silver State Government Relations



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;
- 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;

Silver State Government Relations



- 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.

...

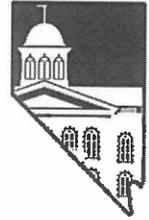
3. The Conditional Uses in the GI District which require approval of a Special Use Permit are:
- Acetylene manufacturing and sale;
 - Acid manufacturing and sales (including class H products);
 - Adult entertainment facility (no adult entertainment facility shall be located within one thousand (1,000)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

Silver State Government Relations



- 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;

Silver State Government Relations



- 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.

Proposed Amendment to Draft Ordinance for ZA-2022-0403

Blue bold italics are proposed additions
~~[Red strikethrough]~~ are proposed deletions

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 18.04.130 (Retail Commercial)*, 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:

18.04.130 - Retail commercial (RC).

The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

1. The Primary Permitted Uses in the RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:

Accounting and Bookkeeping
Alcoholic Beverage Sales (accessory to a restaurant)
Amusement Devices, Sales and Service
Apparel Shop
Appliances

Art Studio
Artist, Commercial
Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry
Automobile Parts, Tires and Accessories
Automobile Rental
Automobile Retail New or Used
Automobile Service (automobile gas, maintenance and repair service, no body repair)
Bible and Church Supplies
Blood Bank
Blueprint and Photocopy Services
Boarding and Rooming House
Body Piercing
Bowling Alley
Brew Pub
Cafeteria
Candy and Confectionary, Retail
Carpet and Floor Coverings
Caterer
Ceramics, Ceramic Products with Kiln
Chemist, Analytical and Consulting
Christmas Tree Sales
Clock, Retail and Repair
Club, Supper and Amusement
Collectible Store
Computer Sales and Repair
Copy Center
Costumes, Party and Wedding Supplies and Rental
Credit Bureau
Delivery Service
Department Store
Detective or Private Investigation Agency
Draperies, Blinds and Window Coverings
Drugstore and Pharmacy
Dry Goods Store
Electrical Appliances, Retail
Embroidery Shop
Employment Agency
Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)
Factory Outlet Store
Fraternal Association
Furniture and Home Furnishings, Office and Home, including Retail
Furs and Leather Goods
Garden Supplies
Grocery Store

Gun Store
Gunsmith
Herbs, Retail
Hotel
Juice Bar
Lapidary Service
Magazine Sales
Mail Order House
Mail Services, Parcel Post, Post Boxes
Market (Mini-Market, Food-Market, Super-Market)
Mobilehome Sales, (Office)
Motel
Motorcycle Sales, Service and Accessories
Office Supplies
Optician
Photographic Finishing, Supplies and Picture Framing
Pumpkin Sales
Radio, Stereo Store
Radio Studio (no antennas)
Recreational Vehicle and Trailer Sales (including Rental)
Rubber and Metal Stamp, Retail (shop accessory)
Satellite Equipment Sales
Security Service
Stained Glass
Stamp Shop
Taxi Cab Stand
Telephone Sales Office
Television Repair Store
Theater
Wedding Chapel

2.The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:

Home Occupation
Outside Storage, limited by and to subject to Development Standards Division 1 and 1.12
Outside Storage
Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the Development Standards
Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)

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

Amusement Arcade
Bar

Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)

Building Materials (indoor only)

Bus Passenger Depot

Child Care Facility

Community/Regional Commercial or Office Center

Congregate Care Housing/Senior Citizen Home

Facial Cosmetic Shading, Permanent

Farmers Market

Funeral Home, Mortuary

Gaming (unlimited)

Golf Course and Driving Range

Hospital

Hotel Residence

Janitorial and Building Cleaning Service

Kennel

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)

Miniature Golf Course

Mobilehome Park

Municipal Well Facility

Newspaper Print Office

Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)

Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards

Printer and/or Publisher

Recreational Vehicle Park

Schools, K-12, College, University or Vocational

Single Family, Two-Family and Multi-Family Dwelling

Skating Arena

Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards

Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11

Street Vendors of the Development Standards

Tattoo Parlor

Tennis or Swimming Facility

Trailer or Truck Rental

Utility Substation

Veterinary Clinic

Youth Recreation Facility

SECTION II:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.135 (General Commercial (GC)) 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 ###:

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;

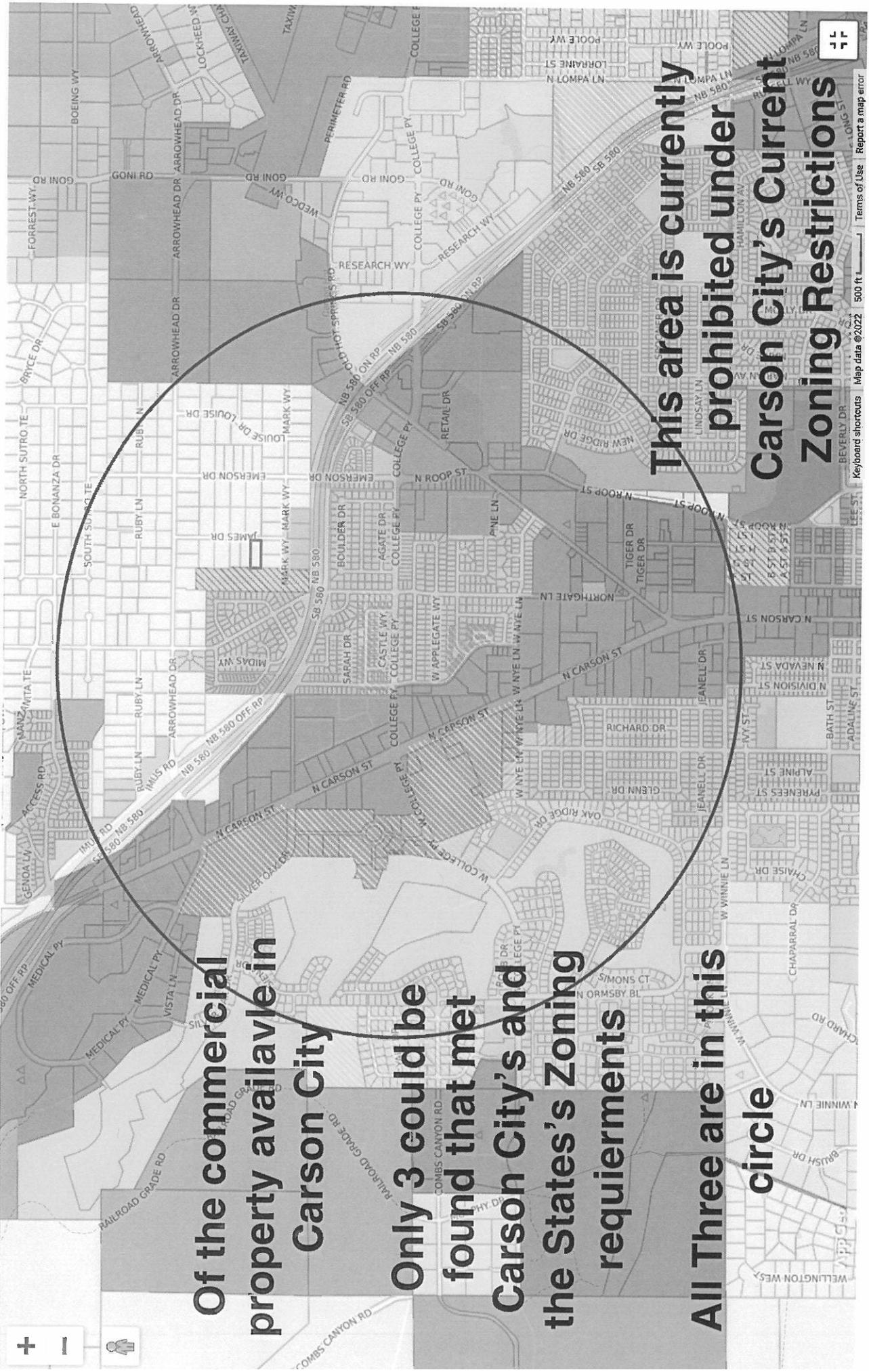
Outdoor recreational use or facility;

Residential uses;

Schools (other than vocational).

SECTION ~~###~~ IV:

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



Of the commercial property available in Carson City

Only 3 could be found that met Carson City's and the States's Zoning requirements

All Three are in this circle

This area is currently prohibited under Carson City's Current Zoning Restrictions

