

Attachment 1

Plain text = existing code with no changes
~~Strikethrough~~ = existing code to be deleted
Underlined = new code to be added
Italics = instructions to code reviser

SCC Chapter 14.04 Definitions

14.04.010 Scope

No change.

14.04.020 Definitions

The following definitions are added to SCC 14.04.020:

Marijuana production facility: any land use involving the growing of marijuana.

Marijuana processing facility: any land use involving the processing of marijuana.

Marijuana production/processing facility: any land use involving the growing, or processing, or both, of marijuana.

Marijuana retail facility: any land use involving the sale or other provision of marijuana for use or consumption.

Opaque structure: as applies to marijuana facilities, any structure with sides that largely prevent the passage of light through them.

Translucent structure: as applies to marijuana facilities, any structures with sides that largely allow light to pass through them.

SCC Chapter 14.16 Zoning

The following sections of Chapter 14.16 are revised as follows:

14.16.100 Rural Village Commercial (RVC)

(1) *No change.*

(2) Permitted Uses.

(a) – (w) *No change.*

~~(x) Marijuana retail facility.~~

(3) Administrative Special Uses.

(a) – (l) *No change.*

~~(m) Marijuana production/processing facility in an opaque structure.~~

(4) – (6) *No change.*

14.16.110 Rural Center (RC)

(1) *No change.*

(2) Permitted Uses.

(a) – (r) *No change.*

(s) Marijuana retail facility.

(3) – (6) *No change.*

14.16.120 Rural Freeway Service (RFS)

(1) *No change.*

(2) Permitted Uses.

(a) – (n) *No change.*

(o) Marijuana retail facility.

(3) – (6) *No change.*

14.16.150 Rural Business (RB)

(1) *No change.*

(2) Permitted Uses.

(a) – (i) *No change.*

(j) Marijuana retail facility.

(3) – (6) *No change.*

14.16.160 Natural Resource Industrial (NRI).

(1) *No change.*

(2) Permitted Uses.

(a) – (i) *No change.*

(j) Marijuana production/processing facility.

(3) – (8) *No change.*

14.16.175 Hamilton Industrial (H-I).

(1) *No change.*

(2) Permitted Uses.

(a) – (i) *No change.*

(j) Marijuana production/processing facility.

(3) – (8) *No change.*

14.16.180 Bayview Ridge Light Industrial (BR-LI).

(1) *No change.*

(2) Permitted Uses.

(a) – (bb) *No change.*

(cc) Marijuana production/processing facility in an opaque structure.

(dd) Marijuana production/processing facility in a translucent structure at least 1000 ft from a residential zone.

(3) *No change.*

(4) *No change.*

(5) Hearing Examiner Special Uses

(a) – (d) *No change.*

(e) Marijuana production/processing facility in a translucent structure within 1000 ft of a residential zone.

14.16.190 Bayview Ridge Heavy Industrial (BR-HI).

(1) *No change.*

(2) Permitted Uses.

(a) – (bb) *No change.*

(cc) Marijuana production/processing facility.

(3) – (9) *No change.*

14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) *No change.*

(2) Permitted Uses.

(a) – (aa) *No change.*

(bb) Marijuana production/processing or retail facility.

(3) *No change.*

(4) Hearing Examiner Special Uses.

(a) – (e)

(f) Marijuana production/processing facility in a translucent structure.

(5) – (8) *No change.*

14.16.400 Agricultural—Natural Resource Lands (Ag-NRL).

(1) *No change.*

(2) Permitted Uses.

(a) – (u) *No change.*

(v) Marijuana production/processing facility in an opaque structure existing as of January 1, 2014.

(3) *No change.*

(4) Hearing Examiner Special Uses.

(a) – (o) *No change.*

(p) Marijuana production/processing facility in a translucent structure existing as of January 1, 2014.

(5) *No change.*

(6) *No change.*

(7) *No change.*

14.16.430 Rural Resource—Natural Resource Lands (RRc-NRL).

(1) *No change.*

(2) Permitted Uses.

(a) – (w) *No change.*

(x) Marijuana production/processing facility in an opaque structure, except not on Guemes Island.

(3) Administrative Special Uses.

(a) – (o) *No change.*

(p) Marijuana production/processing facility in a translucent structure, except not on Guemes Island.

(4) – (6) *No change.*

***New section* 14.16.855 Marijuana Production, Processing, and Retail Facilities**

(1) Marijuana production, processing, and retail facilities are allowed only where explicitly identified in this Chapter. In municipal UGAs where a municipality's development regulations apply, a marijuana facility must comply with the municipality's development regulations instead of this section.

(2) Outdoor growing of marijuana in any zone is prohibited.

(3) Any facility for the production, processing, storage, retail sale, or other provision of marijuana that does not hold a current license from the State Liquor Control Board (or its successor) is prohibited, but may be permitted contingent on receiving such a license.

(4) A marijuana production or processing facility must employ ventilation systems such that no odors from the production or processing are detectable off the premises.

(5) A marijuana facility that employs security cameras must aim those cameras so as to view only the facility property, not public rights-of-way or neighboring properties.

(6) A marijuana processing facility may use hazardous or flammable solvents or gases for processing, but only in a professional-grade closed-loop extraction system that is designed to recover the chemicals and that is labeled for such use by the manufacturer. In Ag-NRL, a

marijuana processing facility may not use any hazardous or flammable solvents or gases for processing.

- (7) Special use permits for a marijuana production, or processing facilities, or both, must:
- (a) address impacts on surrounding properties, including but not limited to the appropriate distance of the facility from residences, schools, daycare facilities, public parks, other public facilities, and other marijuana facilities;
 - (b) include appropriate controls on odor;
 - (c) include appropriate screening or other requirements to avoid lighting impacts and the visual impacts of security fencing;
 - (d) include protections against security cameras infringing on neighbors' privacy;
 - (e) include any additional controls on hazardous processing methods with potential to injure neighboring properties;
 - (f) mitigate other impacts.

14.16.900 Special use permit requirements.

(1) *No change.*

(2) Special Uses with Specific Criteria.

(a) – (i) *No change.*

(j) Marijuana Production, Processing, and Retail Facilities

(i) See SCC 14.16.855.

(3) *No change.*