

Summary of Zoning Requirements – Licensed Marijuana Uses



Zone:	A (Agricultural)	RA (Rural Area) / only in RA-10 and RA-20, except allowed in all RA Zones on Vashon Island	RB (Regional Business)	CB (Community Business)	I (Industrial)
TYPE OF USES ALLOWED	<ul style="list-style-type: none"> • Producer • Processor 1 (only accessory to Production)(See note 3) 	<ul style="list-style-type: none"> • Producer • Processor 1 (only accessory to Production) (See note 3) 	<ul style="list-style-type: none"> • Producer • Processor 1 • Processor 2 • Retail (see note 2) 	<ul style="list-style-type: none"> • Producer • Processor 1 • Processor 2 • Retail (see note 2) 	<ul style="list-style-type: none"> • Producer • Processor 2
SIZE OF PERMITTED USE	<ul style="list-style-type: none"> • All marijuana related uses allowed up to 2,000 sf 	<ul style="list-style-type: none"> • All marijuana related uses allowed up to 2,000 sf 	<ul style="list-style-type: none"> • All marijuana related uses allowed up to 2,000 sf • Retail uses may increase up to 3,000 sf if it has a medical endorsement from WSLCB and dedicates at least 500 sf to that purpose 	<ul style="list-style-type: none"> • All marijuana related uses allowed up to 2,000 sf • Retail uses may increase up to 3,000 sf if it has a medical endorsement from WSLCB and dedicates at least 500 sf to that purpose 	<ul style="list-style-type: none"> • All marijuana related uses allowed up to 2,000 sf
SIZE OF USE WITH CONDITIONAL USE PERMIT	<ul style="list-style-type: none"> • Up to 5,000 square feet on parcels of less than 10 acres • Up to 10,000 sf on parcels 10 acres or greater 	<ul style="list-style-type: none"> • Up to 30,000 sf 	<ul style="list-style-type: none"> • Retail up to 5,000 sf • All others up to 30,000 sf 	<ul style="list-style-type: none"> • Retail up to 5,000 sf • All others up to 30,000 sf 	<ul style="list-style-type: none"> • Up to 30,000 sf
MINIMUM PARCEL SIZE	<ul style="list-style-type: none"> • 4.5 acres 	<ul style="list-style-type: none"> • 10 acres • 4.5 acres on Vashon Island. 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A
LOCATION RESTRICTIONS	<ul style="list-style-type: none"> • Outdoor • Marijuana Greenhouse (see note 4) • In existing non-dwelling building(s) as of 10/01/13 • Setbacks: <ul style="list-style-type: none"> ○ for uses up to 2,000 sf, not requiring a CUP; 50-ft from the street, 30 ft interior ○ for uses over 2,000 sf, requiring a CUP; 50-ft from street, 100-ft from interior lot line, 150-ft from any existing residence. 	<ul style="list-style-type: none"> • Outdoor • Marijuana Greenhouse(see note 4) • In existing non-dwelling building(s) as of 10/01/13 • Setbacks: 50-ft from the street, 100-ft from interior lot line, 150-ft from any existing residence. 	<ul style="list-style-type: none"> • Indoor only • Retail use subject to 1,000 foot separation requirement from another marijuana retailer. (See note 2) 	<ul style="list-style-type: none"> • Indoor only • Retail use subject to 1,000 foot separation requirement from another marijuana retailer. (see note 2) 	<ul style="list-style-type: none"> • Indoor only

GENERAL NOTES:

1. **Marijuana Uses** are separate distinct uses under the zoning code. They are NOT agricultural related uses or growing or harvesting crop uses. Marijuana uses are NOT Home Occupation or Home Industry uses.
2. **Retail marijuana uses** must obtain a King County business license. Retail uses licensed by the WSLCB to operate within 1000 feet of each other as of the 08/14/2016, and that King County did not object to within the WSLCB license application process, shall be considered nonconforming and may remain subject to conditions.
3. **Processor 1** – drying, curing, trimming, packaging. **Processor 2** – Processor 1 plus; extracting concentrates, infusing products, mechanical and/or chemical processing, packaging.
4. **Marijuana Greenhouse:** a structure with a glass or rigid plastic roof and glass or rigid plastic walls designed and used to create an artificial climate for the growing of marijuana as licensed by the state liquor control board for the marijuana production. The structure shall be of sufficient strength and stability to comply with the structural design load requirements of the building code. The structure shall not be used as a place for human habitation nor shall it be a place used by the general public.
5. Indoor or outdoor **designated areas are limited to no more than 10% larger than the canopy area**, as calculated by WAC314-55-010.
6. **Fencing** required in association with production in the A-Zone and no more than 2,000 sf, subject to 50-foot street setback and 30-foot interior setbacks. All other fencing in A and RA zones subject to 50-ft front street, 100-ft interior setback and 150-ft from any residence. Fencing over 6-ft high requires a building permit.
7. **Requirements may vary** based upon site specific development conditions, overlay zones and development agreements (ie: Vashon Island, Fall City, etc.)
8. All uses subject to WSLCB (www.liq.wa.gov) State licensing requirements and Production and Processing uses must obtain approval from the Puget Sound Clean Air Agency (www.pscleanair.org)
9. **Marijuana Producers** in all RA zoned areas except for Vashon-Maury Island that do not require a conditional use permit issued by King County, that receive a Washington state Liquor and Cannabis Board license business prior to October 1, 2016 and that King County did not object to within the Washington state Liquor and Cannabis Board marijuana license application process shall be considered nonconforming, subject to the provisions of K.C.C. 21A.32.020 through 214.32.075 for nonconforming uses.