



city of
covington
growing toward greatness

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The City of Covington is a destination community where citizens, businesses and civic leaders collaborate to preserve and foster a strong sense of unity.

PLANNING COMMISSION AGENDA

May 5, 2016

6:30 PM

CALL TO ORDER

ROLL CALL

Chair Bill Judd, Vice Chair Paul Max, Jennifer Gilbert-Smith, Alex White, Jim Langehough, Krista Bates & Chele Dimmett.

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Minutes from April 7 and April 21, 2016

CITIZEN COMMENTS - *Note: The Citizen Comment period is to provide the opportunity for members of the audience to address the Commission on items either not on the agenda or not listed as a Public Hearing. The Chair will open this portion of the meeting and ask for a show of hands of those persons wishing to address the Commission. When recognized, please approach the podium, give your name and city of residence, and state the matter of your interest. If your interest is an Agenda Item, the Chair may suggest that your comments wait until that time. Citizen comments will be limited to four minutes for Citizen Comments and four minutes for Unfinished Business. If you require more than the allotted time, your item will be placed on the next agenda. If you anticipate, in advance, your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so that your item may be placed on the next available agenda.*

UNFINISHED BUSINESS – None

PUBLIC HEARING – Action Required

2. Public Hearing on Proposed Permanent Marijuana Zoning Regulations

NEW BUSINESS – None

ATTENDANCE VOTE

PUBLIC COMMENT: (Same rules apply as stated in the 1st CITIZEN COMMENTS)

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF

ADJOURN

Any person requiring a disability accommodation should contact the City at least 24 hours in advance. For TDD relay service please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 480-2400

Web Page: www.covingtonwa.gov

**CITY OF COVINGTON
Planning Commission Minutes**

April 7, 2016

City Hall Council Chambers

CALL TO ORDER

Chair Judd called the regular meeting of the Planning Commission to order at 6:32 p.m.

MEMBERS PRESENT

Chele Dimmett, Jennifer Gilbert-Smith, Bill Judd, Paul Max, Krista Bates and Alex White

MEMBERS ABSENT - Jim Langehough

STAFF PRESENT

Richard Hart, Community Development Director
Salina Lyons, Principal Planner

CITIZEN COMMENTS - None

UNFINISHED BUSINESS - None

PUBLIC HEARING - None

NEW BUSINESS

2. Puget Sound Regional Council Plan Review & Certification Recommendation

Senior Planner, Ann Mueller provided an update regarding PSRC's review of the city's Comprehensive Plan and their recommendation that the city be conditionally certified.

Ms. Mueller also passed out a copy of a letter presented to the City Council regarding the city's request to reclassify Covington from a small city to a larger city under PSRC guidelines.

Community Development Director, Richard Hart provided an overview of PSRC's role in the region and the requirements of Vision 2040. He explained the connection of certified comprehensive plans to the allocation of state and federal money for transportation. He spoke about regional growth strategies and how cities that participate are required to participate in Vision 2040. Mr. Hart provided

an overview of how growth is allocated to each region down to the municipal level.

ATTENDANCE VOTE

- **Vice Chair Max moved and Commissioner Gilbert-Smith seconded to excuse Jim Langehough. Motion carried 6-0.**

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF

Ms. Mueller shared that a FAQ sheet related to the developments on 204th Ave SE has been created and is available on the city's website.

Mr. Hart reviewed the 2016 Planning Commission Work Program progress. The Planning Commission discussed the new Affinity and Polaris Apartments in the Town Center and the income qualification.

ADJOURN

The April 7, 2016 Planning Commission Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Kelly Thompson, Planning Commission Secretary

**CITY OF COVINGTON
Planning Commission Minutes**

April 21, 2016

City Hall Council Chambers

CALL TO ORDER

Chair Judd called the regular meeting of the Planning Commission to order at 6:35 p.m.

MEMBERS PRESENT

Chele Dimmett, Jennifer Gilbert-Smith, Bill Judd, Paul Max, Krista Bates and Alex White

MEMBERS ABSENT - Jim Langehough

STAFF PRESENT

Brian Bykonen, Associate Planner and Code Enforcement Officer
Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF MINUTES AND AGENDA

- **1. Commissioner White moved and Commissioner Bates seconded to approve the February 18, 2016 minutes and agenda. Motion carried 6-0.**

CITIZEN COMMENTS

Colleen O'Rourke, PO Box 6023 Kent, WA 98064, owner of Covington Holistic Medicine located at SE 272nd St and Covington Way. They are currently within the 1000' radius of the Covington Library. She is asking the Planning Commission to consider reducing the radius to 500' for the permanent zoning regulations related to marijuana. They serve the medical users and have been open for over 6 years in Covington.

UNFINISHED BUSINESS - None

PUBLIC HEARING - None

NEW BUSINESS

2. Discussion of Proposed Permanent Zoning Regulations for Marijuana

Community Development Director, Richard Hart shared that the City Council passed a moratorium on medical marijuana after Covington Holistic Medicine opened over 6 years ago. After recreational marijuana was legalized, the City Council passed interim regulations allowing recreational sales in the Mixed Commercial (MC) and General Commercial (GC) zones. Under state law, a 1000' buffer had to be maintained from schools, daycares, transit centers. As part of the interim regulations, production was allowed in the Industrial Zone. The city has until July 1, 2016 to adopt permanent regulations.

Principal Planner, Salina Lyons shared that the city has been waiting to see how the state legislature was going to regulate both the medical and recreational uses. The state Liquor Control Board (LCB) is the regulatory agency responsible for melding the regulations for medical and recreational use. The LCB will not enforce city regulations. They provide the guidance, rules and the lowest buffer required. The LCB gives authority to cities and counties for local control.

A new chapter in Covington Municipal Code (CMC) has been created to codify these requirements. Processors and producers are only allowed in the Industrial (I) Zone. Retailers are permitted in the GC or MC zones. They are not permitted in Mixed Housing/Office (MHO) or Town Center (TC) zones. A map provided to the Planning Commission represents the 1000' buffer. A provision was included in the draft code that a retailer could reduce their buffer to 750' through a Conditional Use Permit (CUP). Staff could then evaluate compatibility of the use with the surrounding uses, public facilities, signage, building design, etc. This process does require a public hearing and the Hearing Examiner would issue the decision. Puget Sound Clean Air has also adopted recent regulations related to odor for production and processing uses.

Commissioner Dimmett asked whether the permanent regulations are similar to the interim regulations. She confirmed that if the permanent regulations are passed with the 1000' buffer, the existing medical marijuana store would not be able to continue to operate. She asked if the Planning Commission could consider recommending the 500' or 750' if the store would be able to remain. Mr. Hart explained that the 1000' would remain the same, but the CUP could allow the buffer to be reduced to 500'. The existing medical facility would have to apply for the CUP and go through the Public Hearing process. They are legal currently up until July 1, 2016. If the City Council adopts the permanent regulations at the June 14, 2016 City Council meeting, the applicant could submit a CUP application June 15, 2016. The review process and Public Hearing could take an estimated 5-6 weeks before a decision is rendered. The existing business would have to shut down during that time. The fee for a CUP is currently \$10,516. The City

Council has the option to consider changing the fee during the Public Hearing. The Planning Commission also has the option to recommend to the City Council to reduce the buffer to 500' by right thereby not requiring a CUP. Legally, the existing business could not be "grandfathered" as all businesses will be required to adhere to the new regulations.

Chair Judd asked about the business license requirement. Enforcement action does not necessarily revoke the business license, but it could if the violations were serious enough.

The Planning Commission also discussed the non-transferability of a CUP.

Commissioner Judd asked about crime data related to the existing medical marijuana facility. Mr. Hart shared that he has spoken with the Police Chief and they have not had any complaints.

ATTENDANCE VOTE

- **Vice Chair Max moved and Commissioner Gilbert-Smith seconded to excuse the absence of Commissioner Langehough. Motion carried 6-0.**

PUBLIC COMMENTS

Colleen O'Rourke, PO Box 6023 Kent, WA 98064 – Ms. O'Rourke shared that the city of Seattle has adopted regulations for buffers from parks and arcades. She believed the regulation was less than 500'. She also asked for consideration of a reduction of the CUP fee.

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Hart shared that the next Planning Commission meeting on May 5, 2016 is the Public Hearing for permanent marijuana zoning regulations. The May 19, 2016 meeting may be cancelled. The rough draft for sign code amendments should be ready to present to the Planning Commission in June.

Commissioner White asked about plates on a culvert on SE 256th St. Mr. Hart said Public Works is working to complete these repairs.

Commissioner Bates shared that CEDC is hosting the business breakfast on the Wed, April 27, 2016 at 7:00 am in the Community Room and the speaker is Brad Worthley.

ADJOURN

The April 21, 2016 Planning Commission Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Kelly Thompson, Planning Commission Secretary



Memo

To: City of Covington Planning Commission
From: Richard Hart, Community Development Director
Date: May 5, 2016
Re: Public Hearing on Proposed Permanent Marijuana Zoning Regulations

Attachments:

1. Memo Summarizing Proposed Zoning Regulations
2. Proposed Marijuana Zoning Definitions (CMC 18.20) and Regulations (CMC 18.33)
3. Table of Uses for Marijuana Production and Processing (CMC 18.25) and Retail Sales (CMC 18.31)
4. Marijuana Sensitive Use 1000 ft. Buffer Map
5. Marijuana Sensitive Use 500 ft. Buffer Map
6. MRSC Map of City Marijuana Regulatory Control in the Puget Sound Region

The Planning Commission will hold their required public hearing on proposed marijuana zoning regulations at its May 5, 2016, regular meeting, to review the proposed zoning regulations, table of uses for production, processing and retail sales, and associated definitions, sensitive use buffer areas, and permitting requirements. Attached are the proposed amendments to the Covington Municipal Code in CMC 18.20 for definitions and CMC 18.33 for regulatory requirements, buffer areas, and permitting standards, as well as the proposed table of uses for production and processing in CMC 18.25 and retail sales in CMC 18.31.

Currently the City of Covington has interim zoning regulations for recreational marijuana subject to a 1000 foot sensitive use buffer zone from a variety of uses such as a school, park, playground, library, transit center, day care, game arcade, and religious facility. The City of Covington also has a moratorium on any medical marijuana retail sales facilities. The State of Washington Liquor and Cannabis Board has provided new guidance in the form of requirements and standards to combine both recreational and medical marijuana into one set of provisions for issuance of permits at the state level under I-502. The State has also provided new allotments for licenses for individual cities and at large allotments for the remaining small cities and unincorporated areas within counties that don't meet minimum population requirements for a specific permit allotment. Applicants with those licenses may choose to locate wherever they desire, provided local regulations allow such marijuana uses.

Some cities in the state and within the Puget Sound Region have chosen to outright ban or prohibit such marijuana uses, while some cities have chosen to maintain a moratorium on marijuana uses pending further study. The remaining cities have permitted them under either existing zoning regulations or new regulations. The Washington Municipal Research Service Center (MRSC) has published a map with the current status of cities regulatory control over marijuana. See Attachment 6. This map indicates that the majority of cities in the south King County and north Pierce County area have chosen to prohibit the use or have a moratorium. Conversely, the majority of cities in central and northern King County have chosen to adopt permanent zoning regulations allowing such marijuana uses.

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Memo

A few cities have provided for reduced sensitive use buffer areas lower than the 1000 foot zones used by most cities and required for schools under the state law. And some cities have added other uses around which they want a sensitive use buffer zone, such as religious facilities or community centers. Our research only found that five cities have reduced their buffers to less than 1000 feet. Seattle reduced their buffers around all types of sensitive use areas except schools for retail sales facilities to a range between 350 and 500 feet. Olympia reduced their buffers around all types of sensitive use areas except schools for retail sales facilities to 500 feet. Shelton reduced their buffers for all types of sensitive use areas except schools to 500 feet, but only for production and processing, not retail sales. Both George and Electric City reduced their buffers around all types of sensitive use areas except schools for retail sales, production, and processing to 100 feet.

For neighboring cities around Covington, the following regulations apply: Maple Valley allows marijuana uses with 1000 foot buffers from sensitive areas; Black Diamond, Kent, Federal Way and Normandy Park have prohibited marijuana uses; Auburn has a moratorium; and the cities of Des Moines, Burien, Renton, Tukwila, Issaquah, and North Bend have permitted them with 1000 foot buffers around sensitive areas. Issaquah is currently considering a reduction of their buffers from 1000 feet to 500 feet, except for schools.

The proposed permanent marijuana zoning regulations for Covington allow production and processing in only the Industrial (I) Zone and retail sales only in the General Commercial (GC) Zone and Mixed Commercial (MC) Zone, subject to the 1000 foot buffer around the standard sensitive areas of schools, parks, playgrounds, libraries, day care centers, transit centers, and game arcades. However, it does allow retail sales to occur within 500 feet of all sensitive areas except schools and day care facilities, but only by a conditional use permit (CUP), which requires a public hearing and public notice before the Hearing Examiner. The City Council specifically requested that this provision be considered by the Planning Commission in the proposed regulations during their public hearing process. If the Planning Commission chooses to reduce the sensitive area buffers for certain uses to 500 feet, the staff would also suggest that the Commission recommend that the fee for a CUP for marijuana retail sales be reduced to one-half the standard CUP fee or \$5258, because the requirements and staff time for processing such a request would be substantially less than the typical development project that normally requires such conditional use permit approval. The City's Fee Resolution would then have to be amended to reflect such a change.

Pending any public testimony to the contrary at the public hearing which might suggest other minor changes or adjustments, staff would suggest that the Planning Commission recommend to the City Council the adoption of permanent marijuana zoning regulations as submitted by staff with the reduced buffers of 500 feet around selected sensitive uses, for retail sales facilities, but only through the prescribed city code requirements for a conditional use permit (CUP).

**DRAFT CMC AMENDMENTS AND ADDITIONS FOR
PERMANENT MARIJUANA REGULATIONS**

New Sections to Chapter 18.20 Technical Terms and Land Use Definitions

18.20.744 Marijuana

“Marijuana” shall have the meaning established pursuant to RCW 69.50.101(v), as currently adopted and hereafter amended.

18.20.744.1 Marijuana processor

“Marijuana processor” shall have the meaning established pursuant to RCW 69.50.101(x), as currently adopted and hereafter amended.

18.20.744.2 Marijuana producer

“Marijuana producer” shall have the meanings established pursuant to RCW 69.50.101(y), as currently adopted and hereafter amended.

18.20.744.3 Marijuana retail outlet

“Marijuana retail outlet” shall have the meanings established pursuant to RCW 69.50.101(oo), as currently adopted and hereafter amended.

18.20.744.4 Marijuana retailer

“Marijuana retailer” shall have the meanings established pursuant to RCW 69.50.101(bb), as currently adopted and hereafter amended.

18.20.744.5 Marijuana-infused products

“Marijuana-infused products” shall have the meanings established pursuant to RCW 69.50.101(cc), as currently adopted and hereafter amended.

18.20.744.6 Marijuana, useable

“Marijuana, useable” or “useable marijuana” shall have the meanings established pursuant to RCW 69.50.101(tt), as currently adopted and hereafter amended.

New Chapter 18.33 Marijuana-Related Uses

18.33.010 Definitions.

Unless the context clearly indicates otherwise the terms within this chapter shall have the meanings established pursuant to Chapter 18.20 CMC. Any terms not defined in Chapter 18.20 CMC shall have meanings established pursuant to RCW 69.50.101.

18.33.020 Marijuana-Related Uses—Generally.

(1) The production, processing, and retailing of marijuana is and remains illegal under federal law. Nothing in this chapter is an authorization to circumvent federal law or provide permission to any person or entity to violate federal law.

(2) This chapter incorporates the requirements and procedures set forth in chapter 69.50 RCW and 314-55 WAC. Except as otherwise specifically provided herein, in the event of any conflict between the provisions of this chapter and the provisions of chapter 69.50 RCW or chapter 314-55 WAC, the more restrictive provision shall control.

(3) The regulations under chapter 69.50 RCW and chapter 314-55 WAC, now or as may hereafter be amended, shall apply to all marijuana producers, processors, retailers, and retail outlets in addition to the provisions of this chapter.

(4) Only marijuana producers, marijuana processors, and marijuana retailers licensed by the Washington State Liquor Control Board may locate in the City and then only pursuant to the license issued by the Washington State Liquor Control Board.

(5) Marijuana producers, marijuana processors, and marijuana retailers are required to acquire all additional necessary business licenses and permits, and comply with all other applicable City ordinances and regulations.

(6) The City may, prior to issuance of any license or permit, perform an inspection of the proposed premises to determine compliance with any applicable requirements of this chapter and all other applicable City ordinances and regulations.

18.33.030 Marijuana Producers and Processors.

Marijuana producers and marijuana processors licensed by the Washington State Liquor Control Board are permitted only in the Industrial (I) zone, subject to the requirements and other general provisions as set forth in this title, except where modified by this chapter.

(1) Marijuana producers and marijuana processors shall not operate as an accessory to a primary use or as a home occupation.

(2) All marijuana production and processing activities shall occur within an enclosed structure and the facility shall be designed, located, constructed, and buffered to blend in with its surroundings and mitigate significant adverse impacts on adjoining properties and the community. Special attention shall be given to minimizing odor, noise, light, glare, and traffic impacts.

(3) Marijuana producers and marijuana processors shall not locate within one thousand feet (1,000 ft.) of the following uses or any use included in Chapter 314-55 WAC now or as hereafter may be amended:

- (a) Public or private elementary or secondary school, or any facility owned or operated by such school;
- (b) Child care center, preschool, nursery school, or other childcare facility;
- (c) Public park, trail, or playground;
- (d) Any real property designated in the Capital Improvement Plan for future park use;
- (e) Recreation center or facility;
- (f) Church, temple, synagogue, mosque, or chapel;

- (g) Public transit center;
- (h) Public library; or
- (i) Any game arcade admission to which is not restricted to persons aged twenty-one (21) years or older.

The one-thousand-foot buffer shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property from which the proposed land use is to be separated.

18.33.040 Marijuana Retailers.

Marijuana retailers licensed by the Washington State Liquor Control Board are permitted only in the General Commercial (GC) and Mixed Commercial (MC) zones, subject to the requirements and other general provisions as set forth in this title, except where modified by this chapter.

(1) Marijuana retailers shall not operate as an accessory to a primary use or as a home occupation.

(2) Marijuana retailers and retail outlets shall not locate within one thousand feet (1,000 ft.) of the following uses or any use included in Chapter 314-55 WAC now or as hereafter may be amended, except for as provided in subsection (3) herein:

- (a) Public or private elementary or secondary school, or any facility owned or operated by such school;
- (b) Child care center, preschool, nursery school, or other childcare facility;
- (c) Public park, trail, or playground;
- (d) Any real property designated in the Capital Improvement Plan for future park use;
- (e) Recreation center or facility;
- (f) Church, temple, synagogue, mosque, or chapel;
- (g) Public transit center;
- (h) Public library; or
- (i) Any game arcade admission to which is not restricted to persons aged twenty-one (21) years or older.

(3) Marijuana retailers and retail outlets may locate less than one thousand feet (1000ft.) but no less than seven hundred and fifty feet (750 ft.) of the following uses only by conditional use permit (CUP) as prescribed in CMC Title 18.125.040 and Title 14.30.

- (a) Public park, trail, or playground;
- (b) Any real property designated in the Capital Improvement Plan for future park use;
- (c) Recreation center or facility;
- (d) Public library;
- (e) Church, temple, synagogue, mosque, or chapel; or
- (f) Any game arcade admission to which is not restricted to persons aged twenty-one (21) years or older.

(4) The buffer restrictions in subsections (2) and (3) herein shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property from which the proposed land use is to be separated.

(5) Any marijuana odor shall be contained within the marijuana retail outlet so that the odor of marijuana cannot be detected from any abutting use or property by a person with a normal sense of smell. If any marijuana odor can be smelled from any abutting use or property, the marijuana retailer shall be required to implement measures necessary to contain the odor, including, but not limited to, installation of ventilation equipment.

(6) In addition to the security requirements in Chapter 315-55 WAC, during business hours, all marijuana retailers shall store all useable marijuana, marijuana-infused product, and cash in a safe or in a substantially constructed and locked cabinet. The safe or cabinet shall be incorporated into the building structure or securely attached thereto. For useable marijuana products that must be kept refrigerated or frozen, these products must be stored in a locked refrigerator or freezer container in a manner approved by the Director, provided the container is affixed to the building structure.

18.33.050 Enforcement - Penalty.

(1) Any violation of this chapter is declared to be a public nuisance per se and, in addition to any other remedy provided by law or equity, may be abated by the City under applicable provisions of this code or state law.

(2) No person or entity may violate or fail to comply with any provision of this chapter. Each person or entity commits a separate offense for each and every day they commit, continue, or permit a violation of any provision of this ordinance.

18.33.060 Legal Non-Conforming Uses

No use that constitutes or purports to be a marijuana producer, marijuana processor, or marijuana retailer as those terms are defined in this title, that was engaged in that activity prior to the enactment of this ordinance shall be deemed to have been a legally established use under the provisions of the Covington Municipal Code and that use shall not be entitled to claim legal non-confirming use status.

18.25.080 Manufacturing land uses.

A. Table.

Key												
P – Permitted Use												
C – Conditional Use												
SIC #	SPECIFIC LAND USE	M	US	R4-8	R-12	R-18	MR	CC	NC	RCMU	I	
205	Bakeries						C3	P	P	P	P	
20	Food and kindred products (except 205)										P1	
2082/2084	Winery/brewery						C3			P	P	
22	Textile mill products										C	
23	Apparel and other textile products										P	
24	Wood products, except furniture										P	
25	Furniture and fixtures										P	
26	Paper and allied products										C	
27	Printing and publishing							P2			P	
28	Chemicals and allied products										C	
2911	Petroleum refining and related industries										C	

Dwelling Unit, Accessory	NP	NP	NP	P ²
Dwelling Unit, Multifamily	P ²⁶	P	P	P
Dwelling Unit, Single-Family Attached, Detached or Cottage Housing ^{21, 27}	NP	NP	NP	P ²
Senior Citizen Assisted Housing	P	P	P	C
Commercial				
Adult Entertainment	NP	P ³	P ³	NP
Business Services ¹⁹	P ⁵	P	P	P ^{4,5}
Drive-Through Use	NP	P	P	NP
Farmers' Markets and Public Markets ⁶	P	P	P	NP
Gambling and Card Rooms	NP	NP	NP	NP
Home Occupation and Live/Work	P	P	P	P
Veterinary Clinics (SIC 074), Animal Shelters, Kennels, and Catteries ²⁰	NP	NP	P	NP
Outdoor Commercial	NP	NP	P	NP
Personal and Beauty Services ²¹	P	P	P	P
Private Electric Vehicle Parking Facility (Primary Use)			P ^{5,24}	
Private Parking Facility (Primary Use)	NP	NP	NP	NP
Professional Office	P	P	P	P
Retail Trade and Services – 100,000 sq. ft. or less for all structures	P ⁵	P	P ¹⁰	P ^{4,5}
Retail Trade and Services – greater than 100,000 sq. ft. for all structures	C ^{5,9,18}	P	P ¹⁰	NP
Shooting Ranges ²⁵	NP	NP	P	NP
Storage/Self Storage	NP	P ⁵	P	NP
Temporary Lodging/Hotel	P	P	P	C ²²

<u>Retail Sales of Marijuana and Related Products</u>	<u>NP</u>	<u>P</u> <u>C28</u>	<u>P</u> <u>C28</u>	<u>NP</u>
Cultural/Recreation				
Cinema, Performing Arts and Museums	P	P	P	NP
Meeting Hall/Other Group Assembly	P	P	P	C
Recreation, Indoor or Outdoor	C	P	P	P
Religious	C ⁷	P	P	C
Health Services				
Emergency Care Facility	C ^{9,18}	P	NP	NP
Hospital	NP	P	NP	NP
Medical Office/Outpatient Clinic	P ⁸	P	NP	P
Nursing/Personal Care Facility	NP	P	NP	C
Industrial/Manufacturing				
Asphalt Plants	NP	NP	NP	NP
Light Industrial/Manufacturing	NP	NP	P ¹⁰	NP
Government/Institutional ¹¹				
Essential Public Facilities	NP	NP	C	NP
Government Services	P	P	P	P ¹²
Major Utility Facility	C ¹⁴	C	P	C
Minor Utility Facility	P ¹⁵	P	P	P
Schools: Compulsory, Vocational and Higher Education	C ¹³	P	NP	C
Wireless Communication Facilities ¹⁶				
Antenna, Collocation on an Existing Structure ¹⁷	P	P	P	P
Wireless Communication Facility Tower	NP	NP	NP	NP

(4) Permitted Use Conditions.

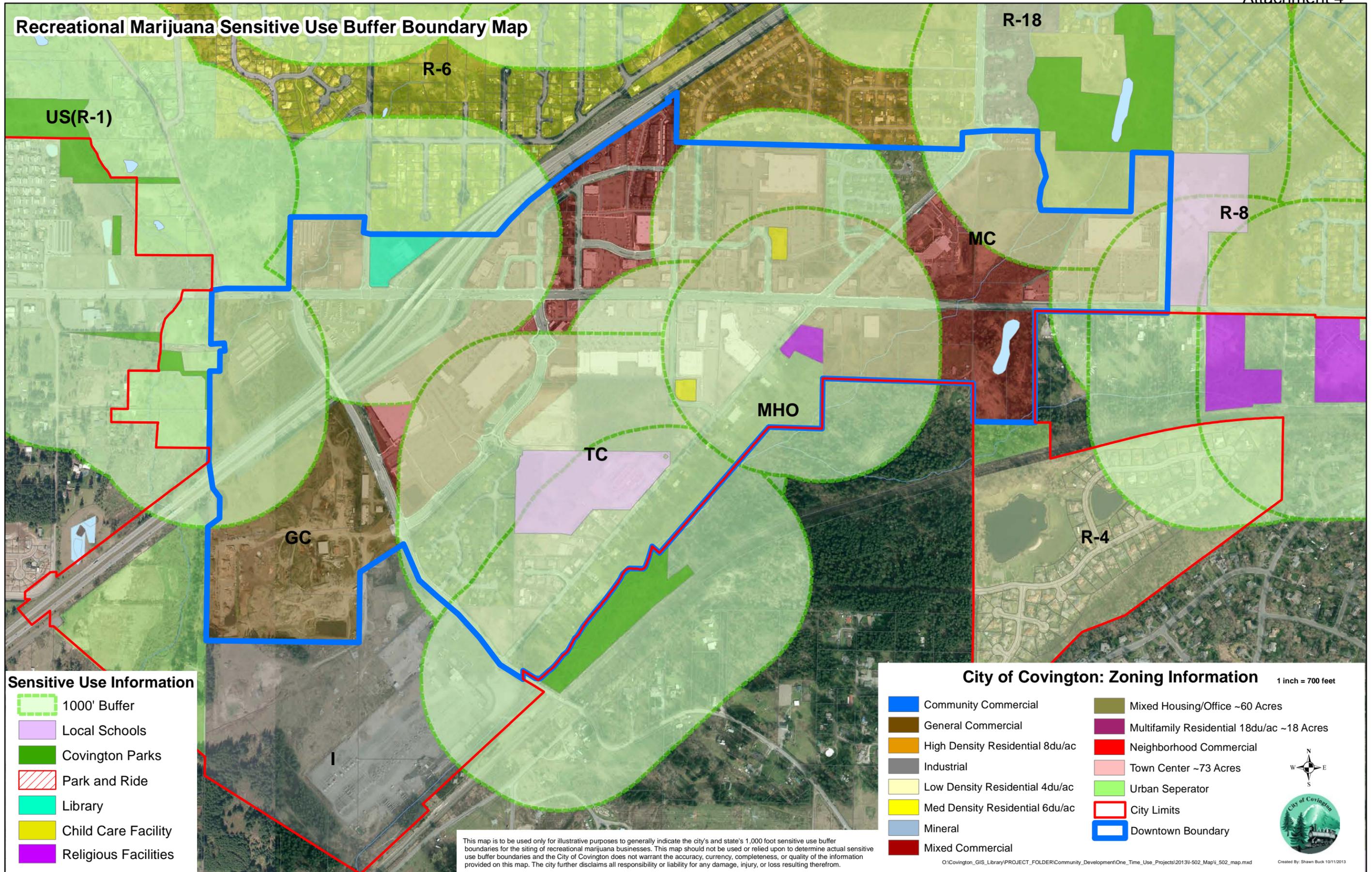
26. a. Multifamily residential dwellings in the TC zone shall be located in a minimum three-story mixed-use structure; and

b. Sixty percent or more of the ground floor abutting a street, public space, public plaza and/or public green space shall be occupied by one or more of the following permitted uses: retail, restaurant or personal services, unless otherwise allowed through the development agreement process in Chapter [18.114](#) CMC and further specified in CMC [18.31.045](#). Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required percentages of ground floor use.

27. New and existing single-family attached and detached dwellings within commercial zones shall abide by the density and dimension standards for the R-8 zone provided in CMC [18.30.030](#).

[28. Retail Sales of Marijuana and related products may locate between seven hundred fifty \(750 ft.\) and nine hundred ninety nine \(999 ft.\) of a public park, trail, playground, or recreational facility; church, chapel, temple, synagogue, or mosque; public library; or any game arcade admission to which is not restricted to persons aged twenty-one \(21\) years or older; but only by conditional use permit \(CUP\) as prescribed in Title 18.125.040 and Title 14.30.](#)

Recreational Marijuana Sensitive Use Buffer Boundary Map



Sensitive Use Information

- 1000' Buffer
- Local Schools
- Covington Parks
- Park and Ride
- Library
- Child Care Facility
- Religious Facilities

City of Covington: Zoning Information

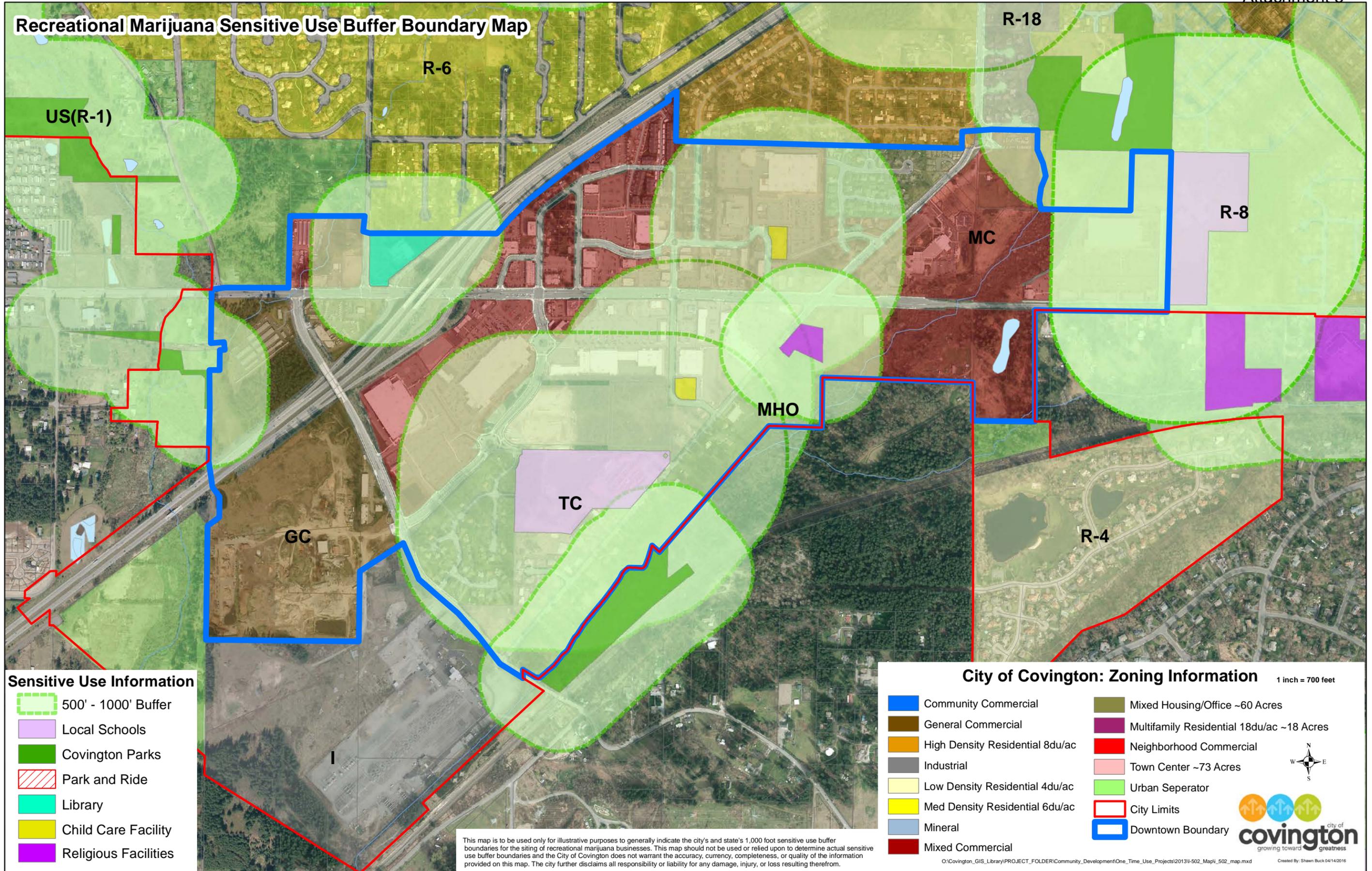
1 inch = 700 feet

- | | |
|---------------------------------|---|
| Community Commercial | Mixed Housing/Office ~60 Acres |
| General Commercial | Multifamily Residential 18du/ac ~18 Acres |
| High Density Residential 8du/ac | Neighborhood Commercial |
| Industrial | Town Center ~73 Acres |
| Low Density Residential 4du/ac | Urban Separator |
| Med Density Residential 6du/ac | City Limits |
| Mineral | Downtown Boundary |
| Mixed Commercial | |

This map is to be used only for illustrative purposes to generally indicate the city's and state's 1,000 foot sensitive use buffer boundaries for the siting of recreational marijuana businesses. This map should not be used or relied upon to determine actual sensitive use buffer boundaries and the City of Covington does not warrant the accuracy, currency, completeness, or quality of the information provided on this map. The city further disclaims all responsibility or liability for any damage, injury, or loss resulting therefrom.



Recreational Marijuana Sensitive Use Buffer Boundary Map



Sensitive Use Information

- 500' - 1000' Buffer
- Local Schools
- Covington Parks
- Park and Ride
- Library
- Child Care Facility
- Religious Facilities

City of Covington: Zoning Information

1 inch = 700 feet

- | | |
|--|--|
| Community Commercial | Mixed Housing/Office ~60 Acres |
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| Mineral | Downtown Boundary |
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O:\Covington_GIS_Library\PROJECT_FOLDER\Community_Development\One_Time_Use_Projects\2013\I-502_Map\I_502_map.mxd

Created By: Shawn Buck 04/14/2016

