

Appendix A - Zoning, Article III. - Zoning Districts and Regulations

Section 320. Marihuana Facilities and Establishments Overlay District

- A. Intent. The City of Center Line recognizes that public interest is served through allowing Medical Marihuana Facilities and Marihuana Establishments to locate in the City of Center Line. The City further recognizes that a Medical Marihuana Facility and a Marihuana Establishment can be a nuisance with adverse impacts of high-traffic generation, light, noise, and odors on surrounding properties if not properly regulated. Therefore, it is determined necessary for the health, safety and welfare of the city to adopt this section regulating the location and operation of a medical marihuana facility and a marihuana establishment due to the following factors:
1. It is in the public welfare to establish local standards to ensure that the procedures utilized under the Michigan Medical Marihuana Act and Michigan Regulations and under the Taxation of Marihuana Act are compatible with the character of the community.
 2. The regulation is intended to preserve the character of the community, and protect the citizens from any dangers associated with the provisioning, growth, processing, secure transportation and safety and compliance of marihuana.
 3. Marihuana Facilities and marihuana establishments serve the public similar to retail uses in business zoned districts and will be equally treated.
- B. Principal use permitted as right.
1. Marihuana facilities adhering to the requirements of Article V. Medical Marihuana Facilities of the Code of Ordinances; and marihuana establishments adhering to the requirements of Article VI. Marihuana Establishments of the Code of Ordinances and with a current and approved business license issued by the City of Center Line.
- C. Location. The location of a medical marihuana facilities and marihuana establishments shall meet the following standards:
1. In a building within the M-1 or M-2 zoning district with an address on Liberal Avenue, Lawrence Avenue, Bernice Avenue or Sherwood Avenue.
 2. Except for medical marihuana facilities and marihuana establishments qualifying as Secure Transporters or Safety Compliance facilities as defined under MCL 333.27101, et seq; and marihuana establishments qualifying as Secure Transporters or Safety Compliance establishments as defined under MCL 333.27951, et seq, spaced 200 feet or more from any residential zoning district or existing residential dwelling used for medical marihuana.
 3. Spaced 400 feet or more from any school, including child care or day care facility, to ensure community compliance with federal "Drug-Free School Zone" requirements.
 4. Except for medical marihuana facilities qualifying as Secure Transporters or Safety Compliance facilities as defined under MCL 333.27101, et seq; and marihuana establishments qualifying as Secure Transporters or Safety Compliance establishments as defined under MCL 333.27951, et seq, spaced 200 feet or more from the property line of any church, house of worship or other religious facility or institution.
 5. Except for medical marihuana facilities qualifying as Secure Transporters or Safety

Compliance facilities as defined under MCL 333.27101, et seq; and marihuana establishments qualifying as Secure Transporters or Safety Compliance establishments as defined under MCL 333.27951, et seq, spaced 200 feet or more from any public park, publicly owned building or recreational area commonly used by minor children.

D. Area and Bulk Requirements. Area and bulk requirements for the respective underlying M-1 Light Industrial or M-2 Heavy Industrial District shall apply.

E. Design Standards.

1. Architecture and Design Standards:

- (a) Building Transparency: Façade areas of a provisioning center and ground floor facing a public right-of-way or private street shall be designed with no less than 30 percent of transparent windows and doors.
- (b) Building Entrance: A provisioning center shall have clearly defined, highly visible entrances with sheltering elements such as awnings, arcades, porticos or recesses/projections, and decorative architectural details.
- (c) Building Materials and Colors: Exterior of buildings fronting a public right-of-way and also in the area of the provisioning center shall be constructed of durable materials, including, but not limited to, brick, stone, architectural steel and glass, and integrally tinted/textured concrete masonry units. For purpose of this overlay district, a front façade includes side facades for a length of 40 feet from the front building.
- (d) Garage Doors: Garage doors shall not be permitted on a front façade and facing residentially zoned or used property.

2. Vehicular Parking and Access:

- (a) Parking lots shall be permitted only in side and rear yards. The City may permit a maximum one row of front yard parking provided landscape standards are met.
- (b) Each property shall provide reasonable access for traffic and emergency vehicles while preserving traffic operations and safety to reduce the number of traffic hazards, reduce the number of pedestrian and vehicular conflict points, and maintain clear and unobstructed emergency vehicle access and circulation.

3. Landscape, Streetscape and Screening:

- (a) A property shall be separated from a public right-of-way and private street by:
 - i. Landscape area with a minimum eight feet in width, bark mulch and underground irrigation.
 - ii. One (1) shade tree and eight (8) shrubs for each 40 lineal feet of frontage. Shrubs shall be maintained at less than 36" in height. A decorative masonry wall between 32" and 36" in height may be substituted for the trees and shrubs.
- (b) A property shall be screened and buffered from a residentially zoned or used property, public park, school, church or any public facility by a decorative

- masonry screen wall at 6'-0" tall. The Planning Commission may consider alternative methods provided the intent of security and visual screening are met.
- (c) All off-street parking areas shall be screened or buffered meeting requirements of Section 805 and 807.
 - (d) Security fences shall be installed near the interior edge of any landscaped area located in a front yard.
 - (e) Street trees shall not be located within a corner clearance area.
4. Signage. Sign requirements as regulated by Article VII. Signs of the zoning ordinance shall meet with the added requirements that:
- (a) Facilities may not use exterior signage or displays with neon, flashing lights, or similarly noxious or obtrusive lighting or effects.
 - (b) Facilities may not use exterior signage or displays that contain an image of a marijuana leaf or other commonly recognized symbol, or for marijuana or which utilize any of the following words: marijuana, marijuana, weed, cannabis, blunt, doobie, joint, hooch, hash, or other similar slang term for marijuana or marijuana-related products.
- F. General Requirements. Facilities operating within the City shall additionally be subject to the following general requirements and restrictions in addition to all other provisions of the Code of Ordinances and State Public Acts. To the extent there is a conflict between these requirements and restrictions and the Act, the Act shall prevail.
- 1. Hours of Operation. Facilities may only operate between the hours of nine o'clock a.m. and nine o'clock p.m.
 - 2. Use at Facilities. No marijuana may be smoked, used, or consumed at any Facility.
 - 3. Indoor Operations/No Drive-Thru Service. All business operations of a Facility must occur indoors. Facilities may not provide drive-thru service.
 - 4. Transportation. Any Facility selling usable marijuana as defined in MCL 333.26423(n), must, at the time of sale, provide all purchasers with a copy of Center Line Ordinance Sec. 46-180.
 - 5. Security. Facilities must have secured parking areas, with secure, decorative fencing around the entire perimeter with a gated entry for vehicular traffic and a security system meeting the requirements of Article V of the Code of Ordinances. The gate may remain open during operating hours and must be securely locked after hours.
 - 6. Systems. All Facilities must have electrical, fire safety, plumbing, filtration, and waste disposal systems, which are appropriate and consistent with best industry practices for the business being conducted.
 - 7. Fire Suppression Systems. All facilities, no matter the square footage, shall have approved and installed fire suppression systems, with all square footage of the facility fire suppressed and covered with overhead sprinkler head fire suppression systems, as dictated by the City of Center Line Fire Marshall.
 - 8. Compliance with Laws. All Facilities must be operated in compliance with the Act, all regulations promulgated under the Act, and all other applicable federal, state, and local laws, regulations, and ordinances.

Adopted December 7, 2020