

4.9.9. RETAIL TRADE USE GROUP

E. Medical Marijuana**1. Medical Marijuana Dispensary**

e. A medical marijuana dispensary shall have an interior customer waiting area equal to a minimum of 25% of the ~~gross sales~~ floor area. For purposes of this section, sales floor area is defined as any area open to customers for the sale of products. This does not include waiting areas, areas for production and storing of products, or offices.

k. A medical marijuana dispensary shall be setback a minimum of 1,000 feet from a public park listed in Section 6: *Medical Marijuana Dispensary and Dispensary Off-Site Cultivation Uses - Required Setback from Certain Parks*, of the Technical Standards Manual, a church, or library and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed residential drug or alcohol rehabilitation facility, measured in a straight and direct horizontal line from the closest exterior or applicable interior suite wall of the medical marijuana dispensary to the closest property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility, or other licensed drug or alcohol rehabilitation facility. A “church” means a building that is erected or converted for use as a church, temple or synagogue, where services are regularly convened that is used primarily for religious worship and schooling and that a reasonable person would conclude is a church by reason of design, signs, or other architectural features.

n. Odor mitigation devices and techniques shall be incorporated in all medical marijuana facilities to ensure that odors are mitigated. As such, this may be done through an exhaust air filtration system with odor control that prevents internal odors from being emitted externally or through any other best practices deemed adequate for odor mitigation as determined by the Zoning Administrator.

o. An odor mitigation plan shall be submitted demonstrating compliance with odor control requirements.

2. Medical Marijuana Dispensary Off-Site Cultivation Location

h. In the C-2 and C-3 zones, a medical marijuana dispensary off-site cultivation location shall be setback a minimum of 1,000 feet from a public park listed in Section 6: *Medical Marijuana Dispensary and Dispensary Off-Site Cultivation Uses - Required Setback from Certain Parks*, of the Technical Standards Manual, a church or library and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed residential drug or alcohol rehabilitation facility measured in a straight and direct horizontal line from the closest exterior or applicable interior suite wall of the medical marijuana dispensary off-site cultivation location to the closest property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility, or other licensed drug or alcohol rehabilitation facility. A “church” means a building that is erected or converted for use as a church, where services are regularly convened that is used primarily for religious worship and schooling and that a reasonable person would conclude is a church by reason of design, signs, or other architectural features.

n. Odor mitigation devices and techniques shall be incorporated in all medical marijuana facilities to

ensure that odors are mitigated. As such, this may be done through an exhaust air filtration system with odor control that prevents internal odors from being emitted externally or through any other best practices deemed adequate for odor mitigation as determined by the Zoning Administrator.

o. An odor mitigation plan shall be submitted demonstrating compliance with odor control requirements.

DRAFT

SECTION 6: MEDICAL MARIJUANA DISPENSARY AND DISPENSARY OFF-SITE CULTIVATION USES - REQUIRED SETBACK FROM CERTAIN PARKS

SECTION 6-01.0.0: MEDICAL MARIJUANA DISPENSARY AND DISPENSARY OFF-SITE CULTIVATION USES - REQUIRED SETBACK FROM CERTAIN PARKS

In accordance with Sections 4.9.10.E.1.k and 4.9.10.E.2.f of the Unified Development Code, *Medical Marijuana Dispensary* and *Medical Marijuana Dispensary Off-Site Cultivation Location Uses*, are required to be setback a minimum of 1,000 feet from the following public parks (Note: the table is organized into the following categories: Parks - General; School Ground Parks; and, Natural Resources and Other Parks):

Name	Address
Parks - General	
Alvernon Park	3900 E. 3rd St.
20/30 Park	5300 E. 7th St.
Abraham Lincoln Park	8280 E. Escalante Rd.
<u>Armory Park</u>	<u>221 S. 6th Ave.</u>
Balboa Heights Park	2526 N. Castro Av.
Brandi Fenton Memorial Park	3482 E. River Road
Bravo Park	4595 S. Mountain Av.
<u>Bristol Park</u>	<u>1720 S. Bristol Ave.</u>
Case Park	9851 E. Kenyon Dr.
Catalina Park	900 N. 4th Av.
Cherokee Avenue Park	900 N. Cherokee Av.
Cherry Avenue Park	5085 S. Cherry Av.
Children's Memorial Park	4851 N. 15th Place
Christopher Columbus Park	4600 N. Silverbell Rd.
<u>Christopher Franklin Carroll Park</u>	<u>1 W. Paseo Redondo</u>
Conner Park	2200 E. Glenn St.
Country Club Annex Park	3300 E. Aviation Hy.
David G. Herrera and Ramon Quiroz Park	600 W. St. Mary's Rd.
De Anza Park	1000 N. Stone Av.
Desert Aire Park	600 S. Beverly Bl.
Desert Shadows Park	Greenway Dr. & Ponderosa Pl.
Eastmoor Park	2500 E. Aviation Hy.
<u>El Parque de San Cosme</u>	<u>530 W. Simpson St.</u>
El Presidio Plaza Park	160 W. Alameda St.
El Pueblo Park	101 W. Irvington Rd.
<u>El Rio Park</u>	<u>1390 W. Speedway Blvd.</u>
El Tiradito Wishing Shrine	400 S. Main Av.
Escalante Park	6900 E. Nicaragua Dr.

Estevan Park	1000 N. Main Av.
Fort Lowell Park	2900 N. Craycroft Rd.
Francisco Elias Esquer Park	1331 N. 4th Av.
Freedom Park	5000 E. 29th St.
Garden of Gethsemane	602 W. Congress St.
Gene C. Reid Park	900 S. Randolph Wy
Golf Links Sports Complex	2400 S. Craycroft Rd.
<u>Grant and Campbell Park</u>	<u>1801 E. Grant Rd.</u>
<u>Grijalva Park</u>	<u>5775 S. Oak Tree Dr.</u>
Greasewood Park	1075 N. Greasewood Rd.
Groves Park	7400 E. Juniper Dr.
Harold Bell Wright Park	Corinth & Shepherd Hills Dr.
Harriet Johnson Park	6100 E. 25th St.
Himmel Park	1000 N. Tucson Bl.
<u>Highland Vista Park</u>	<u>350 N. Cloverland Ave.</u>
Hoffman Park	4800 E. Cecelia St.
<u>Hoffman Mini Park</u>	<u>4899 E. Melissa St.</u>
Houghton Park	5600 S. Houghton Rd.
Iron Horse Park	75 N. 1st Av.
Jacinto Park	2600 N. 15th Av.
Jacobs Park	3300 N. Fairview Av.
<u>Jacome Plaza</u>	<u>101 N. Stone Ave.</u>
James Thomas Park	3200 S. Forgeus Av.
Jardin de Cesar Chavez Park	E. 18th St. & 6th Av.
Jesse Owens Park	400 S. Sarnoff Dr.
Joaquin Murrieta Park	1400 N. Silverbell Rd.
John F. Kennedy Park	Ajo Way & Mission Rd.
Juhan Park	1770 W. Copper St.
La Madera Park	2700 E. La Madera Dr.
<u>La Pilita</u>	<u>420 S. Main Ave.</u>
Lakeside (Charles Ford) Park	8300 E. Stella Rd.
Limberlost Family Park	4255 N. 4th Av.
<u>Lincoln Regional Park</u>	<u>4325 S. Pantano Rd.</u>
Linden Park	300 S. Desert Av.
Mansfield Park	2000 N. 4th Av.
Manuel Herrera Jr. Park	5901 S. Fiesta Av.
Manuel Valenzuela Alvarez Park	1945 N. Calle Central
Mariposa Park	310 E. Aviation Dr.
McCormick Park	2950 N. Columbus Bl.
Menlo Park	300 N. Grande Av.

Mesa Village Park	5700 E. 18th St.
Michael Perry Park	8700 E. Arbor St.
Military Plaza Park	221 S. 6th Av.
Miracle Mile Manor Park	850 W. Grant Rd.
Mirasol Park	1100 E. Silverlake Rd.
Mission Manor Park	6100 S. 12th Av.
Mitchell Park	1100 E. Mitchell St.
Morris K. Udall Park	7290 E. Tanque Verde Rd.
North Central Park	3861 N. Cactus Bl.
Oaktree Park	5433 S. Oaktree Dr.
<u>Ochoa Park</u>	<u>209 W. 25th St.</u>
Ormsby Park	24th St. & Verdugo Av.
Palo Verde Park	425 S. Mann Av.
Parkview Park	3700 E. 24th St.
Pinecrest Park	4800 E. Fairmount St.
Pueblo Gardens Park	2500 E. 36th St.
Purple Heart Park	10050 E. Rita Rd.
<u>Randolph Park</u>	<u>200 S. Alvernon Way</u>
Riverview Park	1600 N. Yavapai St.
Rodeo Grounds	4825 S. 6th Av.
Rodeo Wash Park	Michigan & 9th Av.
Rolling Hills Park	8900 E. 29th St.
Rudy Garcia Park	5001 S. Nogales Hy
<u>San Antonio Park</u>	<u>525 S. Santa Rita Ave.</u>
San Augustine Park	119 W. Broadway Bl
<u>San Gabriel Park</u>	<u>4056 E. Montecito St.</u>
San Juan Park	1665 S. La Cholla Bl
Santa Cruz River Park	West of Interstate 10
Santa Rita Park	401 E. 22nd St.
Santa Rosa Park	1085 S. 10th Av.
<u>Sarah Ann Miller Park</u>	<u>5433 S. Oak Tree Dr.</u>
Sears Park	5900 E. 14th St.
Seminole Park	600 N. Seminole Av.
Sentinel Peak Park	1000 S. Sentinel Peak Rd.
Silverlake Park	1575 E. 36th St.
Stefan Gollob Park	401 S. Prudence Rd.
Street Scene Park	39th St. & Euclid Av.
Sunnyside Park	5811 S. Del Moral Bl.
Sunset Park	255 W. Alameda St.
Swan Park	1700 S. Swan Rd.

Swan_ w Way Park	4800 E. 1st St.
Tahoe Park	2000 E. Edison St.
Tierra del Sol Park	6700 E. Calle Marta
Toumey Park	4500 E. Eastland St.
Valle Alegre Park	13031 E. Redington Rd.
Veinte de Agosto Park	Broadway Bl. & Church Av.
Verdugo Park	19th St. & Verdugo Av.
Villa Serena Park	5900 E. Calle Serena
Vista del Prado Park	6900 E. Stella Rd.
Vista del Pueblo Park	1800 W. San Marcos Bl.
Vista del Rio Park	7575 E. Desert Arbor St.
<u>Waverly Circle Park</u>	<u>2090 E. Hampton St.</u>
Wilshire Heights Park	5500 E. 14th St.
School Ground Parks	
Amphi Neighborhood Park	510 E. Navajo Rd.
Amphitheater High School	125 W. Yavapai Rd.
Amphitheater Middle School	315 E. Prince Rd.
Blenman Elementary School	1695 N. Country Club Rd.
Booth-Fickett Middle School	7240 E. Calle Arturo
Catalina High School	3645 E. Pima St.
Cholla High School	2001 W. 22nd St.
Desert Vista District Park	6091 W. Calle Santa Cruz
Doolen Middle School	2400 N. Country Club Rd.
Dunbar School Park	325 W. 2nd St.
E.C. Nash Elementary School	515 W. Kelso St.
Flowing Wells High School	3725 N. Flowing Wells Rd.
Hudlow Elementary School	502 N. Caribe Av.
Jefferson Park Elementary School	1701 E. Seneca St.
John B. Wright Elementary School	4311 E. Linden St.
Keeling Desert Park	245 E. Glenn St.
Magee Middle School	8300 E. Speedway Bl.
Manzo Elementary School	1301 W. Ontario St.
Palo Verde High School	1302 S. Avenida Vega
Pima Community College (West)	2202 W. Anklam Rd.
Richey Elementary School	2209 N. 15th Av.
Rincon High School	422 N. Arcadia Av.
Rollin Gridley Middle School	350 S. Harrison Rd.
Sahuaro High School	545 N. Camino Seco
Santa Rita High School	3951 S. Pantano Rd.

Sunnyside High School	1725 E. Bilby Rd.
Townsend Middle School	2120 N. Beverly Bl.
Utterback Middle School	3233 S. Pinal Vista
Wakefield Middle School	101 W. 44th St.
Natural Resources and Other Parks	
Miramonte Natural Resources Park	701 N. Richey Bl.
Rio Vista Natural Resources Park	3974 N. Tucson Bl.
Rodeo Wash Park II	621 W. Columbia St.
San Gabriel Park	4056 E. Montecito St.
Sixth Avenue Commemorative Pet Park	2075 N. 6th Av.

The parks on this list are ones that are a City of Tucson owned and operated park, not including greenways and river park trails. In the case where a park has been added to the City of Tucson Parks, but is not on this list, the Zoning Administrator shall make a determination as to whether it meets the necessary criteria and triggers the required setback from medical marijuana facilities.

DRAFT