



Marijuana Dispensaries: Amending the City's "Disallowed" Areas through Zoning Use

March 2024



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Agenda

March 2024

01. Current State of Marijuana Law in Ohio and Cleveland (ORC on Recreational Sales & ORC on Medical Sales)
02. Examples of Marijuana Dispensaries Operating Today
03. State & City Disallowed Areas for Marijuana Dispensaries
04. Local Retail (LR) Zoning & Change Proposal



01. Current State of Marijuana Law in Ohio (ORC on Recreational Sales & ORC on Medical Sales)

- Ohioans 21 years and older are legally allowed to consume or possess cannabis on and after December 7, 2023.
- Issue 2 legalizes 2.5 ounces of adult-use cannabis in any form except adult-use extract; and 15 grams of adult use cannabis in the form of adult use extract. A customer can purchase 2.5 ounces per day from a licensed adult-use dispensary.
- Individuals may grow up to six plants for personal use, with a limit of 12 plants per residence, as of December 7, 2023.
- An individual is allowed to gift up to six plants of marijuana without remuneration, as well as 2.5 ounces of adult-use cannabis in any form except adult-use extract; and 15 grams of adult-use cannabis in the form of adult-use extract.
- There are no limitations on how individuals 21 years and older may consume marijuana (ex. Smoking, vaping, edibles, etc.) on and after December 7, 2023.



01. Current State of Marijuana Law in Ohio (ORC on Recreational Sales & ORC on Medical Sales)

Current Regulations for monitoring, surveillance, and security of facilities are regulated in [Chapter 3796:6-3](#) of the ORC and further spelled out in [Chapter 3780](#) "Adult Use Cannabis Code"

Some of the requirements for facilities are highlighted below:

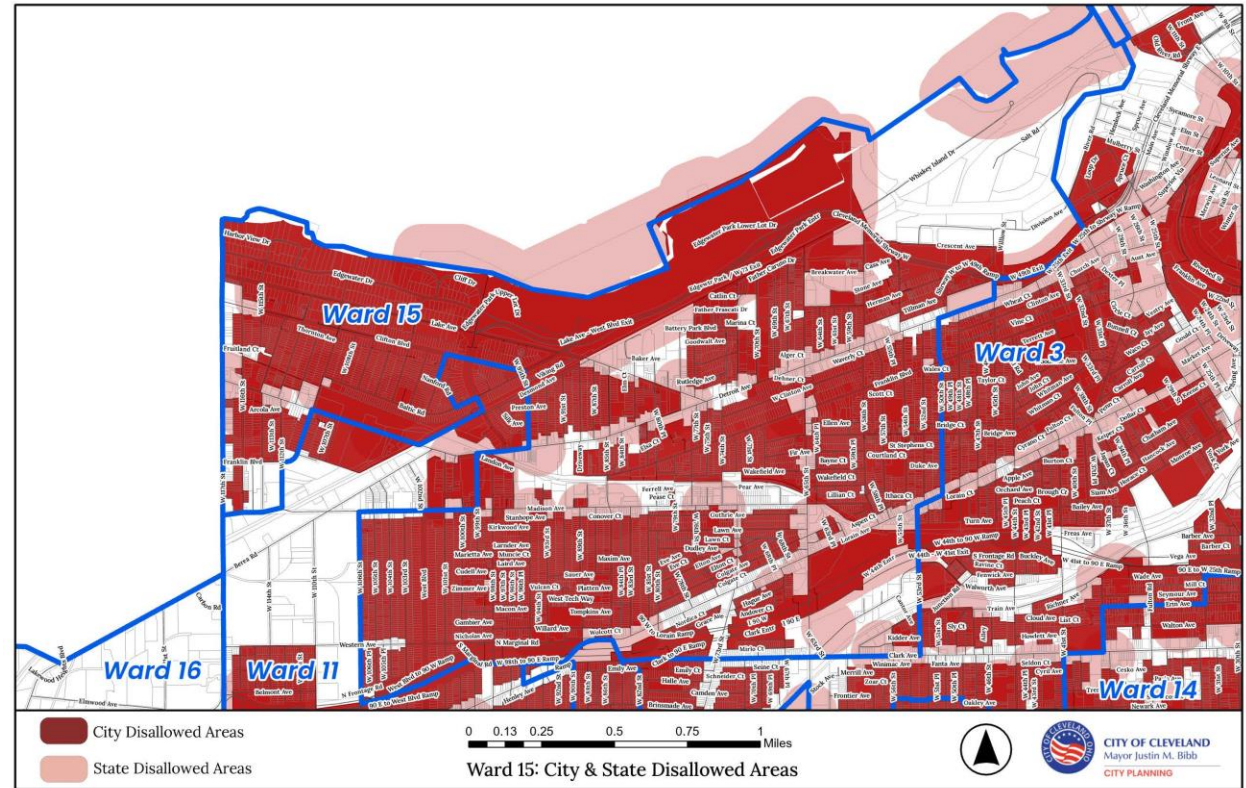
- Security systems (for the public and employees) and video surveillance
- Regulations on storage of product behind locked areas and in safes or vaults
- Additional regulations on displaying product including amount(s) and how cannabis can/cannot be stored in cases for public viewing
- Hours are limited to 7am-9pm for all dispensaries
- Inventory control and monitoring systems; record keeping requirements
- Labeling and product quality control measures (product testing for other drugs/additives i.e. fentanyl)



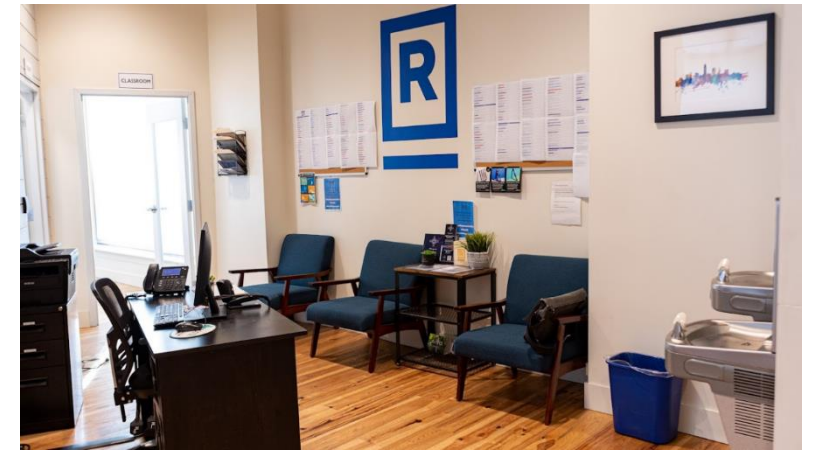
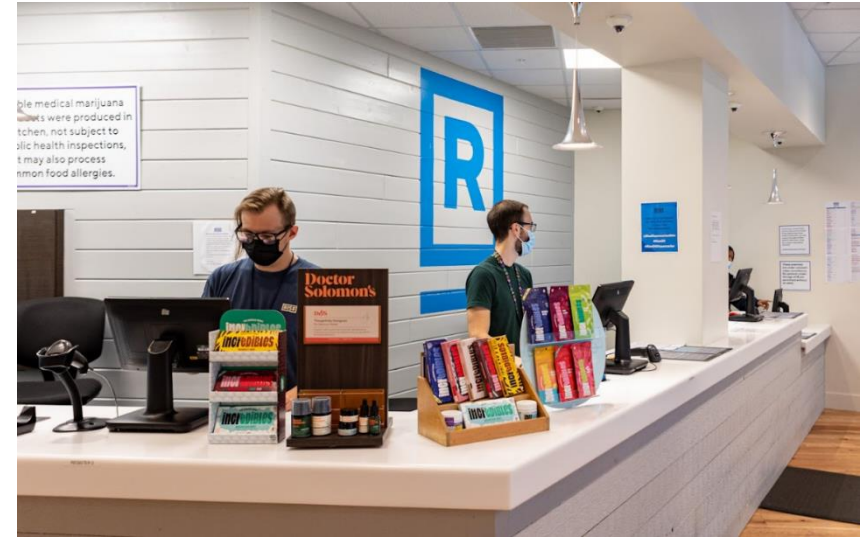
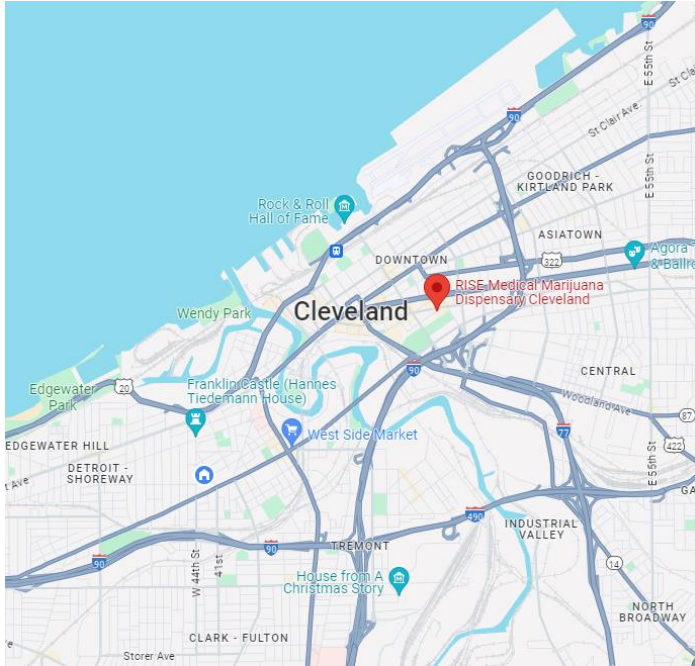
01. Current State of Marijuana Law in Cleveland

Current regulations limit dispensaries in Cleveland 500 feet from churches, parks, schools, day cares, rec centers, and libraries.

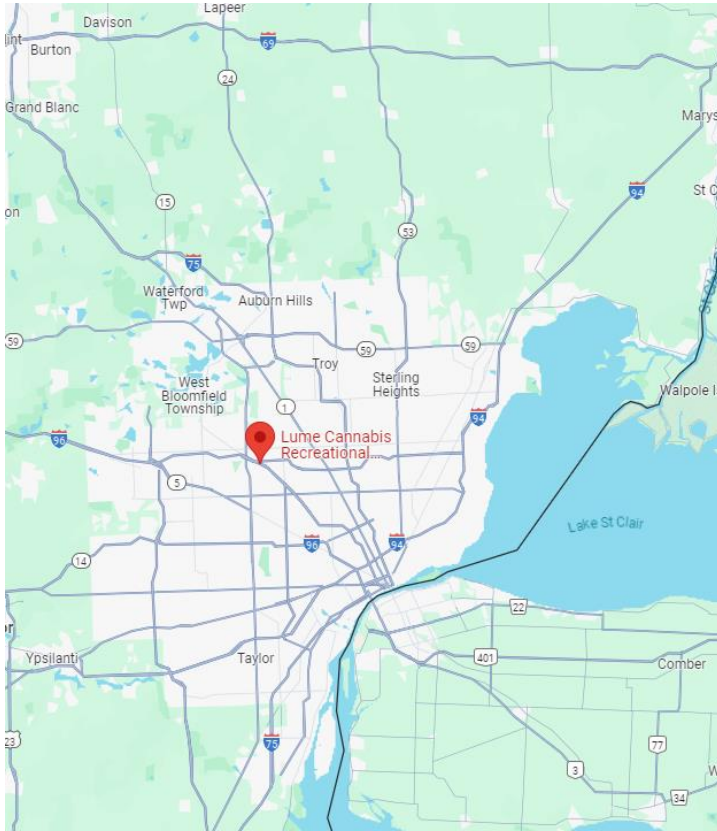
They are only allowed in General Retail, and Industrial Districts – stricter than the State of Ohio standard for *any* retail district (i.e. Local Retail)



02. Examples of Marijuana Dispensaries Operating Today- RISE Medical Marijuana Dispensary Cleveland in Cleveland, Ohio



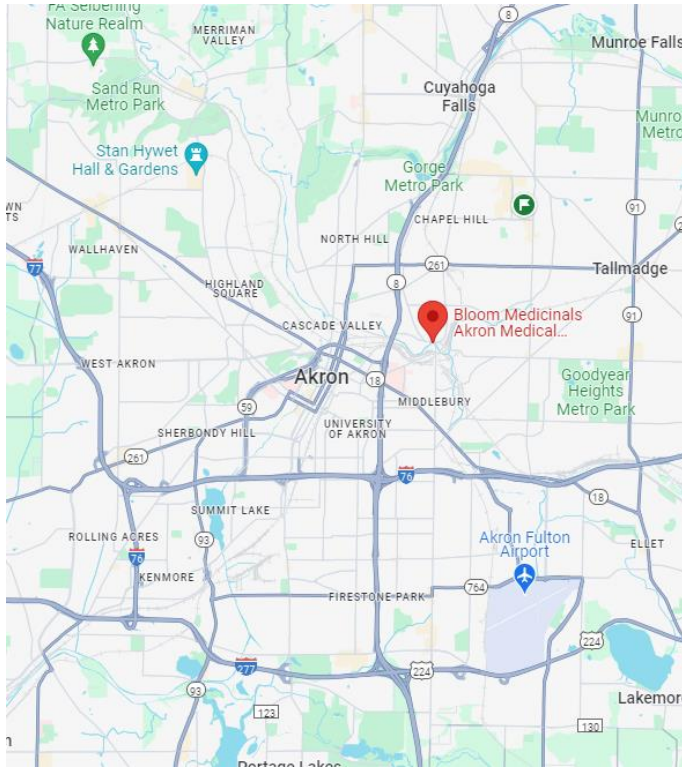
02. Examples of Marijuana Dispensaries Operating Today- Lume in Southfield, MI



02. Examples of Marijuana Dispensaries Operating Today- RISE Medical Marijuana Dispensary Lakewood (Madison) in Lakewood, Ohio

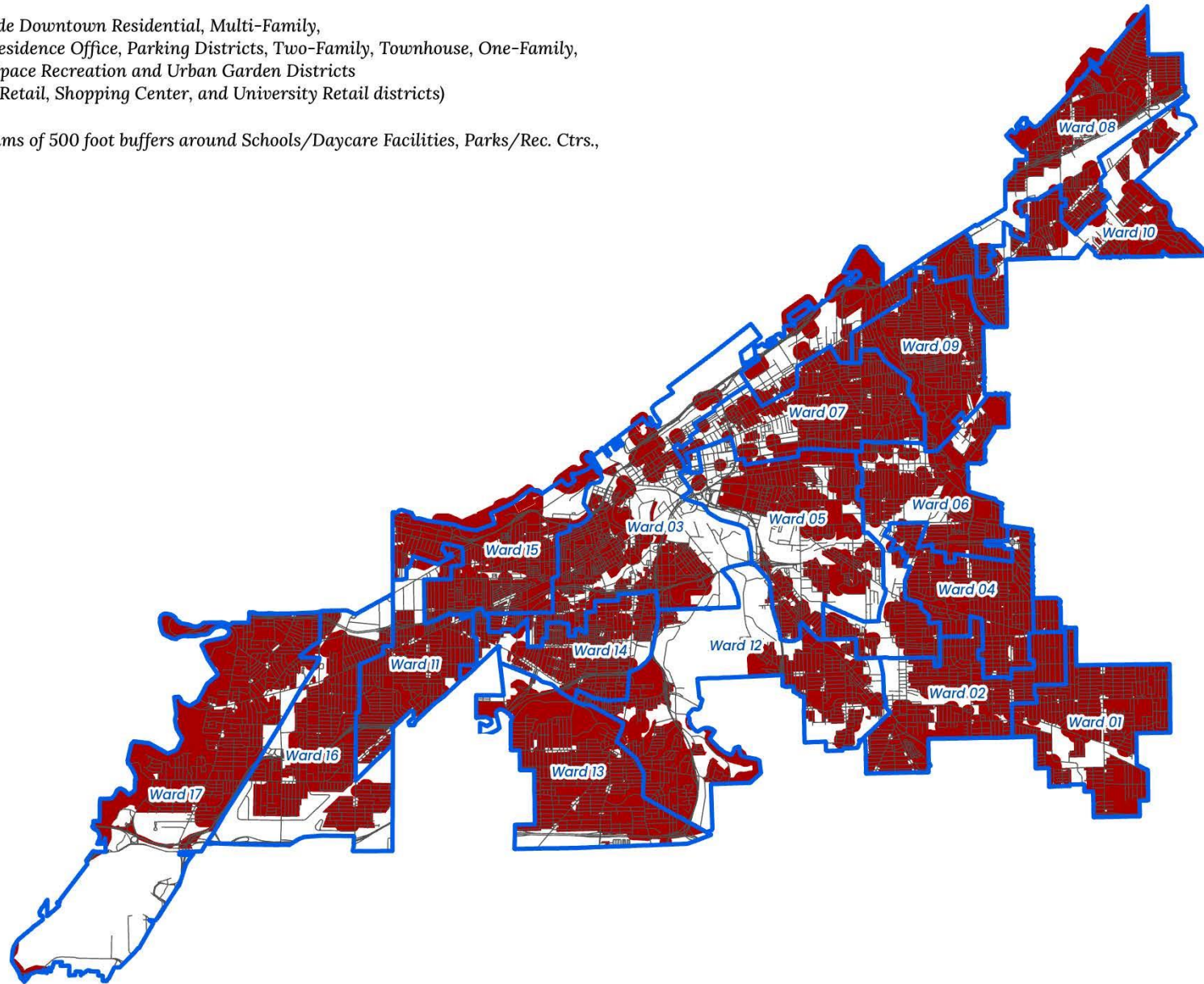


02. Examples of Marijuana Dispensaries Operating Today-Bloom Medicinals Akron Medical Marijuana Dispensary in Akron, Ohio



*City disallowed areas include Downtown Residential, Multi-Family, Manufactured Home Park, Residence Office, Parking Districts, Two-Family, Townhouse, One-Family, Limited One-Family, Open Space Recreation and Urban Garden Districts (pending allowance in Local Retail, Shopping Center, and University Retail districts)

*Map includes State minimums of 500 foot buffers around Schools/Daycare Facilities, Parks/Rec. Ctrs., Libraries and Churches



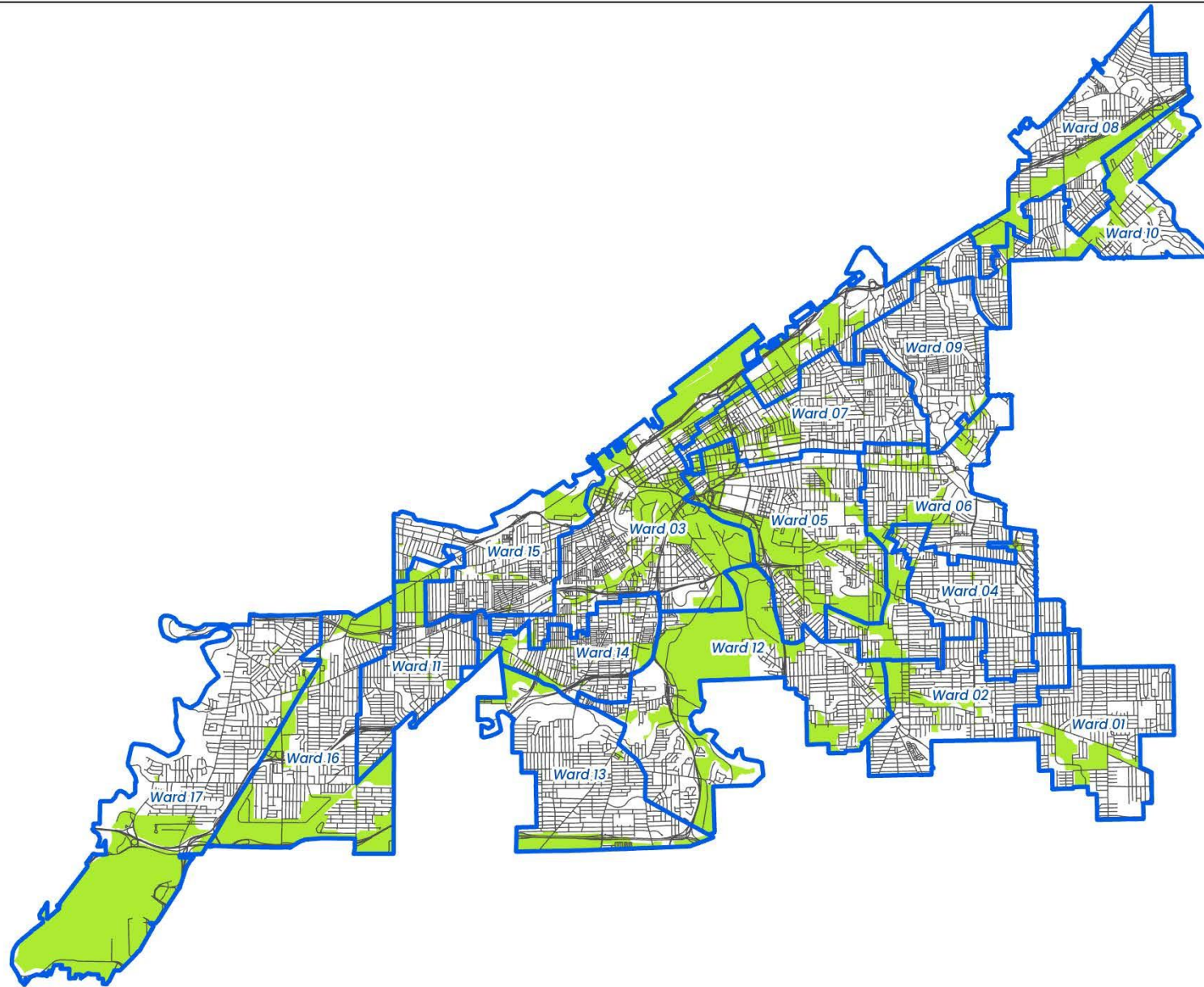
 City & State Disallowed Areas



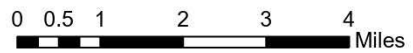
All Disallowed Areas



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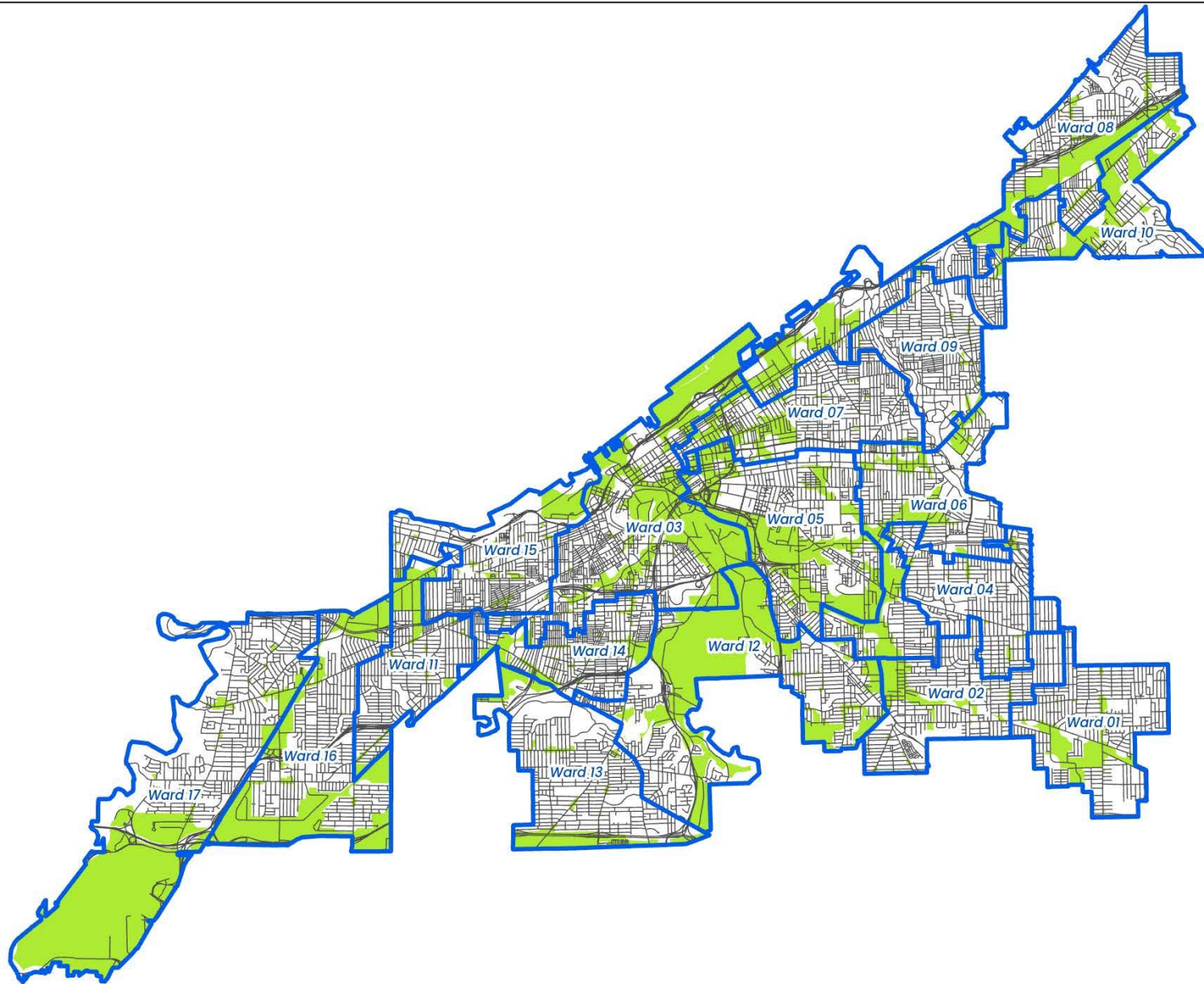
 Allowed Areas



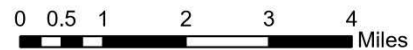
Current Allowed Areas



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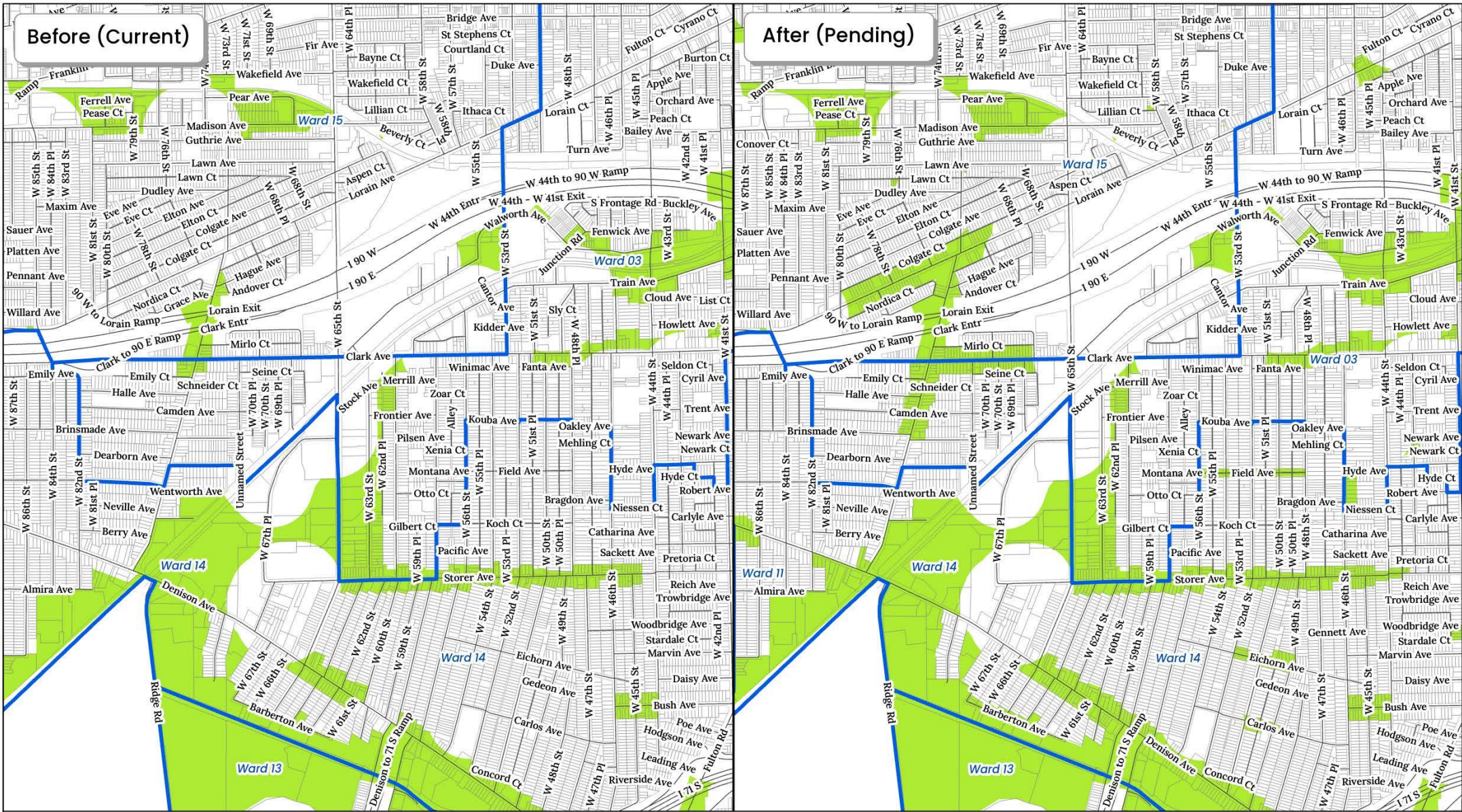
 Allowed Areas



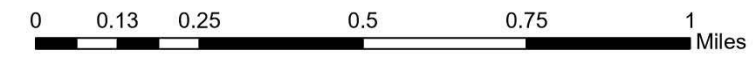
Pending Allowed Areas



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City & State
Disallowed Areas



Allowed Areas: Before/After Comparison Example



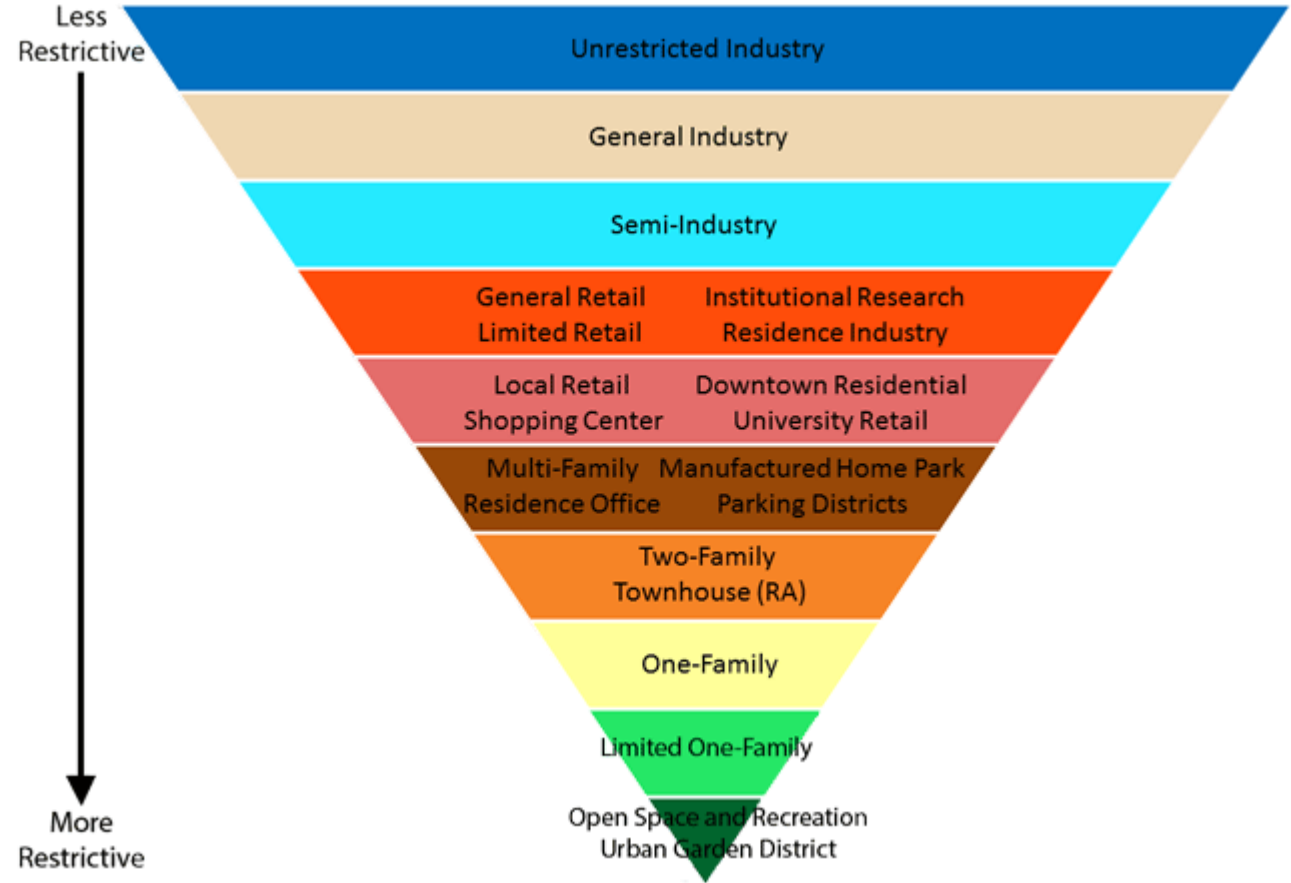
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04. Local Retail (LR) Zoning & Change Proposal

Current regulations limit dispensaries to the fringes of the city and mainly in Industrial Districts and are stricter than the State of Ohio standards

City Planning is proposing to change the zoning district regulations (not the buffer) from just General Retail to include Local Retail, Limited Retail, Shopping Center, and University (College) Retail

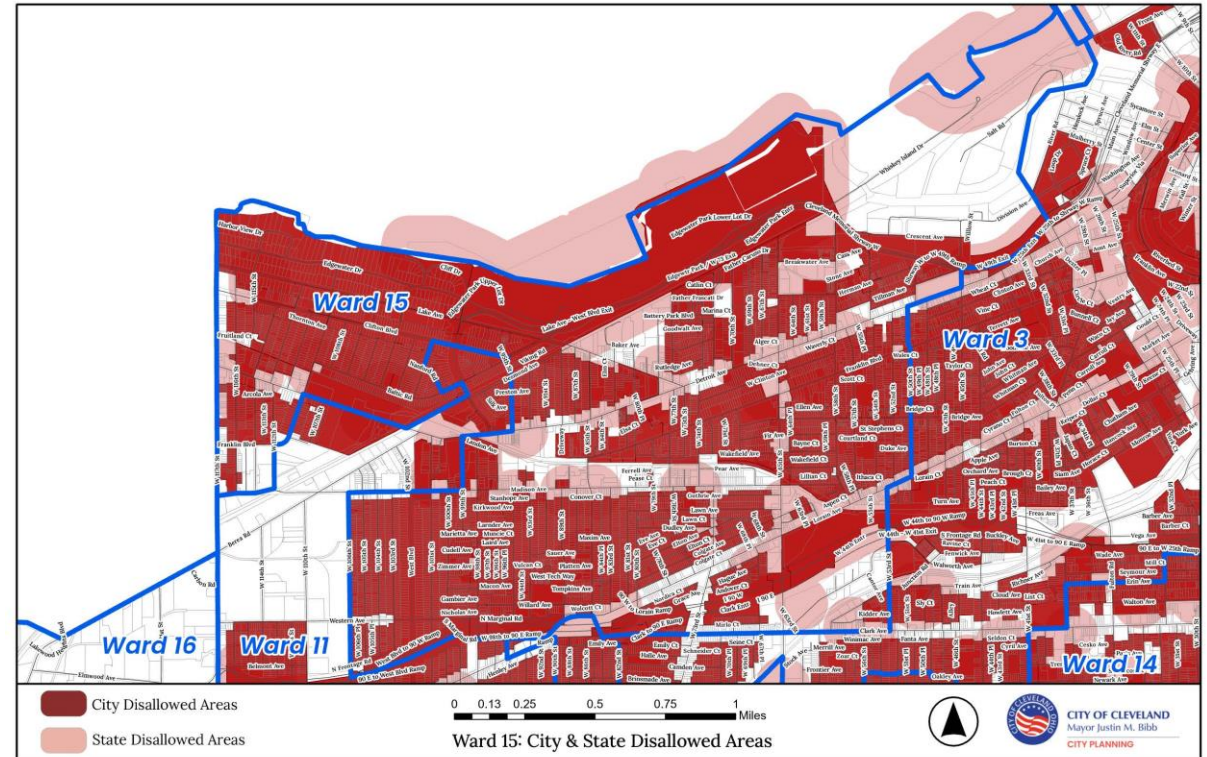
Surrounding suburban communities such as Lakewood allow dispensaries in all commercial zoning districts, increasing the chance for taxes lost out to Cleveland



04. Local Retail (LR) Zoning & Change Proposal

The proposed changes are aimed at allowing more existing structures in commercial districts to be allowed to comply with state regulations

By far, most commercial districts in the city are Local Retail districts – these proposed changes give the chance for dispensaries to be in existing storefronts





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