

Thurston County and Mason County adopt Ordinances Regarding Allowable Marijuana Business Locations

On November 12, the Boards of County Commissioners for Thurston County and Mason County adopted an interim ordinance and ordinance, respectively, making slight adjustments to the current requirements for prospective marijuana businesses in the counties.

Thurston County's interim ordinance will go into effect immediately and will last for one year while Thurston County pursues a work plan and consults with the seven cities and towns within the county.

Thurston County identified which zoning districts will permit production, processing, and retail businesses. These are summarized in the chart below. Thurston County also will prohibit marijuana production on property designated Long Term Forestry.

There will be some additional, limited restrictions added to the existing rules in Thurston County:

- Producers in the Planned Industrial Park, Light Industrial, and Rural Resource Industrial will need to be indoors in a fully enclosed building.
- Producers in residential zoning districts must be on lots 1 acre or larger and have a minimum setback of 25 feet from adjacent property lines.
- Producers in residential zoning districts will also be required to undergo a design review to ensure the rural character is maintained. For example, barbed wire or razor wire topped fences will not be compatible with the rural character of residential zoning districts.
- Some producers will be required to obtain an administrative special use permit, and some processors will be required to obtain a special use permit for home occupation or home based industry. Other producers and processors will be required to comply with the site plan review process. In addition to the base fee, five hours of staff review time will be required with the permit application fees for producers, processors, and retailers.
- Processors permitted as a home occupation or industry must be on lots 1 acre or larger and be setback 25 feet from adjacent property lines.
- Retailers must be located at least 300 feet from other retailers, and must have adequate ventilation to eliminate detectable odors outside the facility.

Permitted Zoning Districts in Thurston County		
Production	Processing	Retail
Thurston County		
Urban Reserve – One Dwelling Unit per Five Acres	Urban Reserve – One Dwelling Unit per Five Acres	
Residential LAMIRD – One Dwelling Unit per Two Acres	Residential LAMIRD – One Dwelling Unit per Two Acres	
McAllister Geologically Sensitive Area District (MGSA)		
Planned Industrial Park District (PI)	Planned Industrial Park District (PI)	
Light Industrial District (LI)	Light Industrial District (LI)	
Rural Resource Industrial (RRI)	Rural Resource Industrial (RRI)	