

Marijuana Businesses

Mancos Development Services: From Concept to Construction



Getting Started

The town of Mancos allows for certain types of marijuana businesses as issued by the state. No state-issued marijuana license may be approved without approval from the Town of Mancos. The business license is subject to the town's municipal code, including land use code requirements. Buildings must be inspected and adhere to the town's building code.

This fact sheet is to answer FAQs but is not meant to be comprehensive. Be sure to read the Mancos Municipal Code and the Colorado Marijuana Enforcement Division's rules on marijuana businesses. Ordinance 701 Series 2015 and Ordinance 702 Series 2015, both passed in the fall of 2015, outline recent amendments to the town's code.

Medical Marijuana Business Guidelines

- ✓ Medical Marijuana Licenses allowed within town limits include:
 - A Medical Marijuana Center License
 - A Medical Marijuana Infused Products License
 - A Medical Marijuana Optional Premises Cultivation License
 - A Medical Marijuana Testing Facility License
- ✓ These facilities are only allowed in the C (Commercial), HB (Highway Business) and LI (Light Industrial) zoning districts. No marijuana business may be located within a residential zoning district. Refer to the town's zoning map for more information. **Note that town employees are not realtors and will not be able to direct you to available properties. Contact a licensed realtor for information.**
- ✓ Hours of operation may not exceed 9:00 a.m. to 7:00 p.m.
- ✓ No marijuana business may be more than 5,000 total square feet, inclusive of co-located businesses. A special use permit is required for businesses over 2,500 SF. *Note that with the exception of Medical Marijuana Centers, businesses must be co-located in the HB and C zoning districts. Stand alone businesses of the above mentioned licenses are permitted subject to state license requirements in the LI district only.*
- ✓ Medical Marijuana Businesses must be contained within an approved building. All business related to medical marijuana shall be conducted indoors and all building openings, entries and windows shall be located, covered or screened in such a manner as to prevent a view into the interior; and for new construction, the building shall be constructed so as to prevent any possibility of viewing the interior from the exterior of such structure.
- ✓ There are **distance requirements** that must be met. Distances shall be measured from the nearest point of the building containing the marijuana establishment to the nearest property line (exterior boundary) of the land used for a use that has a distance requirement using a route of direct pedestrian access on established streets. Cutting through properties or alleys shall not be considered in this measurement.

No medical marijuana business shall be located:

- Within one thousand (1,000) feet of the exterior boundary of any lot on which there is located any school.
- Within five hundred (500) feet of a licensed day care establishment.
- Within five hundred (500) feet of the exterior boundary of any lot on which there is located any public park, library or fairground open for use to the general public.
- Within five hundred (500) feet of the exterior boundary of any lot on which there is located any existing or permitted medical or retail marijuana business, whether such business is located within or outside of the Town.
- No medical marijuana business shall be located within a residential zoning district and shall not be considered a home occupation.
- An optional premises cultivation license/facility or a medical marijuana-infused products manufacturing license/facility must abide by the requirements of Section 6-7-120 of this Article and the entire facility is less than five thousand (5,000) total square feet. Refer to Chapter 16 of the Mancos Municipal Code for additional rules and regulations.

- ✓ For additional information, see Mancos Municipal Code, specifically Chapters 6 and Chapter 16. Be sure to review Ordinances 701 and 702, which contain recent amendments to these sections of the Mancos Municipal Code.

Retail (Recreational) Marijuana Business Guidelines

- ✓ Retail Marijuana Licenses allowed within town limits include:
 - A Retail Marijuana Store License
 - A Retail Marijuana Cultivation Facility License
 - A Retail Marijuana Products Manufacturer License
 - A Retail Marijuana Testing Facility License
- ✓ These facilities are only allowed in the C (Commercial), HB (Highway Business) and LI (Light Industrial) zoning districts. No marijuana business may be located within a residential zoning district. Refer to the town's zoning map for more information. **Note that town employees are not realtors and will not be able to direct you to available properties. Contact a licensed realtor for information.**
- ✓ Hours of operation may not exceed 9:00 a.m. to 9:00 p.m.
- ✓ No marijuana business may be more than 5,000 total square feet, inclusive of co-located businesses. A special use permit is required for businesses over 2,500 SF. *Note that with the exception of Retail Marijuana Stores, businesses must be co-located in the HB and C zoning districts. Stand alone businesses of the above mentioned licenses are permitted subject to state license requirements in the LI district only.*
- ✓ Retail Marijuana Businesses must be contained within an approved building. All business related to Retail marijuana shall be conducted indoors and all building openings, entries and windows shall be located, covered or screened in such a manner as to prevent a view into the interior; and for new construction, the building shall be constructed so as to prevent any possibility of viewing the interior from the exterior of such structure.
- ✓ There are **distance requirements** that must be met. Distances shall be measured from the nearest point of the building containing the marijuana establishment to the nearest property line (exterior boundary) of the land used for a use that has a distance requirement using a route of direct pedestrian access on established streets. Cutting through properties or alleys shall not be considered in this measurement.

No Retail marijuana business shall be located:

- Within one thousand (1,000) feet of the exterior boundary of any lot on which there is located any school.
- Within five hundred (500) feet of a licensed day care establishment.
- Within five hundred (500) feet of the exterior boundary of any lot on which there is located any public park, library or fairground open for use to the general public.
- Within five hundred (500) feet of the exterior boundary of any lot on which there is located any existing or permitted Medical or Retail Marijuana Business, whether such business is located within or outside of the Town.
- No Retail Marijuana Business shall be located within a residential zoning district and shall not be considered a home occupation.
- A Retail Marijuana Product Manufacturing License or a Retail Marijuana Cultivation License must abide by the requirements of Section 6-10-120 of this Article and the entire facility must be less than five thousand (5,000) total square feet. Refer to Chapter 16 of the Mancos Code for additional rules and regulations.

Further Information

- ✓ For additional information, see Mancos Municipal Code, specifically Chapters 6 and Chapter 16. Be sure to review Ordinances 701 and 702, which contain recent amendments to these sections of the Mancos Municipal Code.
- ✓ For questions about Marijuana Business Licensing, contact Heather Alvarez, Town Clerk/Treasurer at (970) 533-7725. For questions about Land Use issues, contact Andrea Phillips, Town Administrator/Planning and Zoning Administrator at (970) 533-7725.