

**ORDINANCE NO. 226-18**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILLIAMS, CALIFORNIA AMENDING SUBSECTION 17.01.030.10(D)  
OF THE WILLIAMS MUNICIPAL CODE REGARDING DESIGN  
STANDARDS FOR THE COMMERCIAL CANNABIS OVERLAY ZONE**

The City Council of the City of Williams does ordain as follows:

**SECTION 1. Purpose.** The purpose of this ordinance is to amend the City's Zoning Ordinance, Subsection Section 17.01.030.10(D) relating to the design standards applicable to the Commercial Cannabis Overlay Zone. This ordinance is adopted pursuant to California Constitution article 11, section 7, Government Code section 65850, and other applicable law.

**SECTION 2. Amendment.** Williams Municipal Code subsection 17.01.030.10(D) is hereby amended to read in full as follows:

D. Development Standards. Commercial Cannabis Activity and Uses shall comply with the following standards:

1. All Commercial Cannabis Activity and Uses shall be located within the boundaries of the Commercial Cannabis Activity Overlay Zone as depicted in figure A.
2. Lot, Yard, and Height Standards. The lot, yard, and height standards set forth in Table 17.02.100.1 of the Zoning Ordinance shall be discretionary in the Commercial Cannabis Activity Overlay Zone, and subject to the approval of the City Council.
3. Parking. Minimum parking standards for the Commercial Cannabis Activity Overlay Zone shall be 1 space per 750 square feet of floor area.
4. All loading/unloading areas shall be conducted within an enclosed and secure building area.
5. Odor control devices and techniques shall be incorporated to ensure that cannabis odors are not detectable from the property boundary and public right-of-way. In multi-tenant buildings cannabis odors shall not be detectable from the building exterior, or from exterior and/or interior common areas such as walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the commercial cannabis business. Odor control systems shall include, but are not limited to, ventilation and exhaust system that provide sufficient odor absorbing to meet the above requirements.
6. Cultivation uses shall prepare a Water Recycling Management Plan that demonstrates that irrigation water is recycled to the maximum extent feasible using best management practices. A separate water meter shall be installed for irrigation uses.

7. Open Space. Minimum Open space requirement for the Commercial Cannabis Activity Overlay Zone shall be 12%.

8. Low water use landscaping such as dry river beds, rock gardens, synthetic turf areas, and parking shade structures is encouraged in development design.

9. Within the Commercial Cannabis Activity Overlay Zone development landscaping is discouraged to prevent biological, environmental, and pest related contamination of facilities.

10. All cultivation uses shall be within an enclosed building. Cultivation uses are prohibited outdoors and within greenhouses.

11. Cultivation uses may use mixed-light buildings when issued a local license consistent with state licensing that allows for mixed-light buildings when no light is visible through the roof and windows of grow areas from dusk to dawn.

**SECTION 3. CEQA.** Adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to Section 26055(h) of the California Business & Professions Code.

**SECTION 4. Effective Date and Publication.** The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be posted or published as prescribed by law. This Ordinance shall take effect thirty (30) days following its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Williams, this 21<sup>st</sup> day of March 2018, by the following vote:

AYES: Mendoza, Jauregui, Troughton Jr., Bergson, Sellers, Jr.

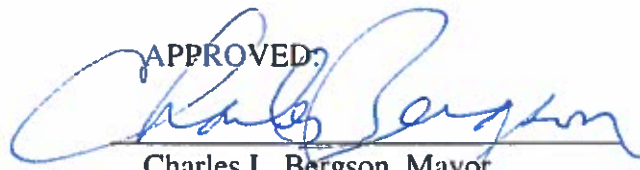
NOES:

ABSTAIN:

ABSENT:

ATTEST:

  
Shelly Kittle, Deputy City Clerk

APPROVED:  
  
Charles L. Bergson, Mayor