

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

EMERGENCY BILL 24-09

BY: Commissioners Bertino, Bunting, Abbott, Elder, Fiori, Mitrecic, and Purnell
INTRODUCED: October 15, 2024

AN EMERGENCY BILL ENTITLED

AN ACT Concerning

Zoning – Cannabis dispensaries

For the purpose of amending the Zoning and Subdivision Control Article to specify cannabis dispensaries as a special exception use in certain zoning districts and modifying the off-street parking and stacking space requirements for cannabis dispensaries.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-103(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the addition of a definition of the term “cannabis dispensary” to read as follows:

CANNABIS DISPENSARY – A licensed entity as defined under Title 36 of the Annotated Code of the State of Maryland to provide cannabis or cannabis products through a storefront or delivery service.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-209(c)(16) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § ZS 1-209(c)(17) and a new subsection § ZS 1-209(c)(16) be enacted to read as follows:

- (16) Cannabis dispensaries. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet. Furthermore, the gross floor area, including storage, shall not exceed five thousand square feet, subject to the provisions of §§ ZS 1-325 and PH 1-110 hereof. See additional provisions in Subsection (f) of this section.

Section 3. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-210(c)(16) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § ZS 1-210(c)(17) and a new subsection § ZS 1-210(c)(16) be enacted to read as follows:

- (16) Cannabis dispensaries. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet. Furthermore, the gross floor area, including storage, for any single business establishment shall not exceed sixty thousand square feet and the total gross floor area of all business establishments on the

parcel shall not exceed one hundred thousand square feet, subject to the provisions of §§ ZS 1-325 and PH 1-110 hereof. See additional provisions in Subsection (f) of this section.

Section 4. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-211(c)(11) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § ZS 1-211(c)(12) and a new subsection § ZS 1-211(c)(11) be enacted to read as follows:

- (11) Cannabis dispensaries. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet, subject to the provisions of §§ ZS 1-325 and PH 1-110 hereof. See additional provisions in Subsection (f) of this section.

Section 5. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that the off-street parking requirements contained in Subsection § ZS 1-320(a) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended to add “cannabis dispensaries” to the “Retail and service establishments” Use Category to read as follows:

Use Category	Minimum Motor Vehicle Spaces Required	Maximum Motor Vehicle Spaces Required	Bicycle Spaces Required
Retail and service establishments:			
Cannabis dispensaries	1 per each 100 square feet of gross floor area	1 per each 50 square feet of gross floor area	1 rack

Section 6. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that the stacking space requirements for drive-through uses contained in Subsection § ZS 1-320(e)(1) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended to add “cannabis dispensary with drive-through” as follows:

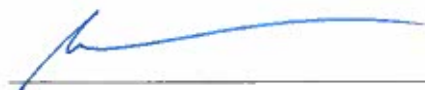
Type of Use	Minimum Stacking Spaces	Measured From:
Cannabis dispensary with drive-through	8	Order box

Section 7. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill, having been declared an Emergency Bill, shall take effect immediately upon its passage.

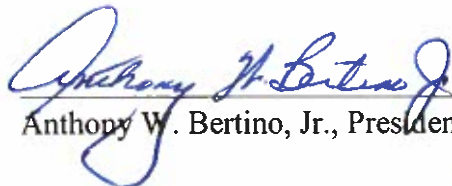
PASSED this 19th day of November 2024.

Attest:

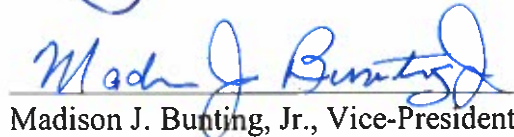
**County Commissioners of
Worcester County, Maryland**



Weston S. Young
Chief Administrative Officer



Anthony W. Bertino, Jr., President



Madison J. Bunting, Jr., Vice-President



Caryn G. Abbott, Commissioner



Theodore J. Elder, Commissioner



Eric J. Fiori, Commissioner

ABSENT

Joseph M. Mitrecic, Commissioner



Diana Purnell, Commissioner