

CITY OF RIVERVIEW  
ORDINANCE NO. 737

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF RIVERVIEW BY THE REPEAL OF ARTICLE XIV, "PROHIBITION OF MARIHUANA BUSINESSES AND ESTABLISHMENTS", OF CHAPTER 14, "BUSINESSES", AND THE ADOPTION OF A NEW ARTICLE XIV, "CANNABIS BUSINESSES", TO PROVIDE FOR THE LICENSING AND REGULATION BY THE CITY OF CERTAIN ADULT-USE CANNABIS BUSINESSES OPERATED IN ACCORDANCE WITH STATE LAW AND SUBJECT TO RESTRICTIONS ON LOCATION PURSUANT TO CERTAIN DISTANCE REQUIREMENTS AND TO THE CITY'S ZONING DISTRICT REQUIREMENTS.

THE CITY OF RIVERVIEW ORDAINS:

ARTICLE I. Amendment: That Article XIV, Prohibition of Marihuana Businesses and Establishments, of Chapter 14, Businesses, is hereby repealed and a new Article XIV, Cannabis Businesses, is adopted to hereafter read as follows:

Chapter 14 Businesses  
Article XIV Cannabis Businesses

DIVISION 1. - IN GENERAL

Sec. 14-661. - Title.

This article is known and may be cited as the "Riverview Cannabis Business Ordinance."

Sec. 14-662. - Purpose and intent.

The purpose of this article is to exercise the police regulatory, zoning, and licensing powers of the City of Riverview by establishing a licensing and regulatory process for adult-use cannabis businesses to the extent permissible under the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018) in order to protect the public health, safety, and welfare of the residents of the City of Riverview.

Further, the purpose of this article is to:

(a) Impose regulations that are necessary to prevent crime, protect the city's retail trade, maintain

property values, and generally protect and preserve the quality of the city's neighborhoods and commercial districts, and the quality of urban life.

(b) Protect public health and safety through reasonable limitations on cannabis commercial entity operations as they relate to noise, air and water quality, neighborhood and resident safety, security for the location and its personnel, and other health and safety concerns;

(c) Protect residential zoned properties and neighborhoods by limiting the location of cannabis businesses to specific areas of the city, and to further regulate the same business concentration of marijuana business establishments to a minimum of 300 feet apart based on studies that have shown the tendency of same-business concentrations to produce negative secondary effects such as increased crime, decreased property values, and reduced shopping and commercial activities. As applied, zoning regulations may, therefore, be used to prohibit a cannabis business from operating within a specified distance of another cannabis business in order to avoid the undesirable impacts associated with concentration of such uses;

(d) Impose fees to defray and recover the cost to the city of the administrative and enforcement costs associated with cannabis businesses;

(e) Coordinate with laws and regulations that may be enacted by the State of Michigan addressing cannabis businesses; and

(f) To restrict the issuance of cannabis business licenses only to individuals and entities that demonstrate an intent and ability to fully comply with this article and the laws of the State of Michigan.

#### Sec. 14-663. - Conflicts.

(a) *Federal law.* As of the effective date of the ordinance codified in this article, marijuana is classified as a Schedule 1 controlled substance under federal law which makes it unlawful to manufacture, distribute, cultivate, provide, possess, dispense or transport marijuana. Nothing in this article is intended to grant immunity from any criminal prosecution under federal law.

(b) *State law.* Nothing in this article is intended to grant immunity from criminal or civil prosecution, penalty or sanction for the cultivation, manufacture, possession, use, sale, distribution or transport of marijuana, in any form, that is not in strict compliance with the state and local laws, and all applicable rules promulgated by the State of Michigan regarding marihuana. Strict compliance with any applicable state law or regulation shall be deemed a requirement for the issuance or renewal of any license issued under this article, and noncompliance at any time with any applicable state or local law or regulation shall be grounds for revocation or nonrenewal of any license issued under the terms of this article.

#### Sec. 14-664. - Definitions.

As used herein, the following terms have the following meanings:

*Adult-use cannabis law* means the Michigan Regulation and Taxation of Marihuana Act

(MRTMA), Initiated Law 1 of 2018, MCL 333.27951, et seq., as amended, and the rules promulgated thereunder, as applicable.

*Agency* means the State of Michigan's Cannabis Regulatory Agency, or its successor agency.

*Applicant* means any individual, organization, entity, or association, including any corporation, partnership, limited liability company, or any other business, that applies for a cannabis business license from the city.

*Business location* means the parcel of land on which a cannabis business is located or is intended to be located.

*Cannabis* means "marihuana" and "marijuana" as those terms are defined by MCL 333.27953 (e). The terms cannabis, marihuana, and marijuana are used interchangeably throughout this article.

*Cannabis business* is inclusive of adult-use recreational retail and adult-use recreational microbusiness licensed establishments, as defined under MCL 333.27953(h).

*City* means the City of Riverview.

*Community Benefits Agreement* means a legally binding commitment from a cannabis business license applicant, which shall also be binding on the applicant's successors or assigns, that states that the applicant will, upon approval of a cannabis business license, make an annual payment of ten thousand dollars (\$10,000) to the Community Benefits Program or Fund for as long as the applicant or cannabis business licensee, or its successors or assigns, holds ownership of the license.

*License* means a license to operate a cannabis business issued by the city.

*Licensee* means an applicant who is issued a license.

*Marijuana or marihuana* means that term as defined by MCL 333.27953(e).

*Related entity* means any organization, entity, or association, including any corporation, partnership, limited liability company, or any other business, that is distinct from, but whose ownership interests are identical to the applicant.

*Same location* means that term as used in the adult-use marijuana facilities administrative rules of the State of Michigan. As used in this article, a business location includes the "same location," where applicable.

*State license* means a license to operate a cannabis business issued by the State of Michigan.

*State marijuana law* means the Michigan Recreational /Adult-Use Marijuana Laws.

Unless otherwise indicated, terms used herein that are not otherwise defined shall have the meanings proscribed to them within the applicable state marihuana law.

Sec. 14-665. - Cannabis businesses allowed.

(a) *Allowed uses.* Subject to the terms of this article, the city will issue cannabis business licenses for the operation of the following uses:

- (1) Adult-use cannabis retail centers; and
- (2) Adult-use cannabis microbusinesses, including Class A microbusinesses.

(b) *Non-transferrable.* Any license issued under this article is only valid for the named licensee and only for the business location contained in the license. No license is transferrable to any other individual, organization, entity, association, or other business or from its designated business location to any other location. Only the named licensee may operate the cannabis business at the location approved by the city.

Sec. 14-666. – Prohibited licenses and acts.

(a) *Specific prohibitions.* Pursuant to the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27956(1), the City of Riverview hereby completely prohibits the following cannabis licenses and establishments: designated cannabis consumption establishments and temporary cannabis events.

(b) *General prohibition.* Any adult-use cannabis establishment not specifically permitted by this article, or any medical marijuana facility not already specifically permitted by another ordinance provision of the code, is prohibited within the city. In the event that any state law or rule is enacted or amended to provide for additional cannabis businesses, or similar businesses, they will be prohibited in the city unless the city amends this article to specifically permit them.

(c) *No on-premises consumption.* It is prohibited for any cannabis business to allow the consumption, use, or inhalation of cannabis or of any cannabis product at any business location.

(d) *Cannabis violations.* It is prohibited to produce, distribute, or possess cannabis in violation of any applicable state marijuana law or local ordinance.

(e) *Alcohol.* It is prohibited to allow the sale or consumption of alcoholic beverages at any cannabis business location.

(f) *Food.* It is prohibited to allow the sale or consumption of food at any business location, except food that may be consumed in a cafeteria or break room that is separated from any marijuana product by floor-to-ceiling walls and a door. For purposes of this subsection, marijuana products, including edible marijuana products, are not food.

(g) *Operators.* Only a cannabis business licensee may operate a cannabis business within the City of Riverview. The licensee must conspicuously display its state license and city license in the cannabis business where it is easily open to public view and inspection.

(h) *State law violations.* Any violation of any state marijuana law shall be deemed a violation of this article.

(i) *No tax incentives.* A cannabis business shall not be entitled to any tax-incentive program offered by the city, including, but not limited to, any incentive created pursuant to the Brownfield Redevelopment Financing Act, PA 381 of 1996, or the Recodified Tax Increment Financing Act, PA 57 of 2018.

#### Sec. 14-667. - Violations.

(a) *Compliance with applicable laws.* The requirements of this article are in addition to the City of Riverview's zoning ordinance, other ordinances of general applicability, and all applicable state laws.

(b) *Civil infraction.* Any violation of this article, or any condition of any license granted pursuant to this article, or of any applicable state marijuana law, shall be punishable by a civil infraction with a \$500.00 fine per violation per day, plus all other remedies available by any applicable state or local law.

#### Sec. 14-668. - Sale of cannabis to the public.

(a) A cannabis business licensee who operates pursuant to this article shall only sell or transfer cannabis to a person who is 21 years old or older, in compliance with the State of Michigan's Adult-Use Emergency Rules 26 and 27.

(b) The unlawful sale of cannabis shall be good and immediate cause for nonrenewal, immediate suspension, or revocation of a cannabis business license, in addition to all other remedies or penalties under any applicable state or local law.

### DIVISION 2. - APPLICATION AND LICENSING

#### Sec. 14-669. - Application and fees.

(a) *Applications.* The city clerk shall make cannabis business license applications available in the same manner as all other business licenses issued by the city, except cannabis business licenses are subject to the additional terms and conditions stated in this article and any administrative rules which the city may adopt.

(b) *Fees.* All applicants for a cannabis business license must file an application for a business license with the city clerk. The clerk shall process the application in the same manner as all other business licenses as provided in Article II, of Chapter 14. The applicant shall pay a fee of \$5,000.00 per license application to defray the administrative and enforcement costs associated with the operation of cannabis businesses within the city.

(c) *Contents of application.*

(1) *General information.* An applicant may be requested to provide any information required by applicable state marihuana law and any other information deemed by the city to be required for the consideration of a cannabis business license application.

(2) *Supplemental information.* At any time during the application process, the city may send notice to an applicant requesting supplemental information. If an applicant fails to provide supplemental information within ten business days from the date notice was sent, the application will be deemed voluntarily withdrawn and will not be considered.

(3) *Proof of prequalification.* An applicant must submit satisfactory proof that it is prequalified through the agency. If requested by the city, the applicant shall provide information sufficient to verify the fact of prequalification with the agency.

a. For purposes of this subsection, prequalified includes an active cannabis business license in good standing with the agency, with no pending enforcement or disciplinary action.

b. An applicant shall be considered prequalified if the applicant already holds a state license that is in good standing with no pending enforcement or disciplinary action.

(4) *Identify the Business location.* The applicant must identify the address and parcel identification number of its business location and present satisfactory proof that it is legally permitted to occupy the property for the intended use. Proof may include a deed, purchase agreement, lease, or notarized statement from the landlord. Each application shall only pertain to one business location. Nothing herein prevents an applicant from submitting more than one application.

(5) *Signature.* The applicant shall sign the application and attest that, under penalty of perjury, the information contained within is true to the applicant's information, knowledge, and belief. An applicant that is an organization, entity, or association, including any corporation, partnership, limited liability company, or any other type of business entity, shall submit a resolution attesting to same, identifying all ownership interests, and granting the representative filing the application the authority to sign on its behalf.

(d) *Incomplete applications.* Submitted applications that are not complete will be disqualified and will not be considered. If an applicant applies for a municipal license, the state equivalent of which the agency will not issue due to the provisions of MCL 333.27959, then the application will be considered incomplete and will be disqualified.

(e) *Taxes and fees.* An applicant, and its owners, officers, and directors, must be current with all city taxes, fees and any indebtedness to the city.

(f) *Approval or denial.* An application may be denied for any reason allowable under applicable state marijuana law or this article.

(g) *Community Benefits Agreement.* An applicant will, upon approval of a cannabis business license from the city, immediately make an annual payment of ten thousand dollars (\$10,000) to the Community Benefits Program or General Fund for as long as the applicant or cannabis business licensee, or its successors or assigns, holds ownership of the license. The annual payment will be paid each year upon renewal of the cannabis business license. Any default in payment of more than 14 days will result in revocation of the license. The form of the Community Benefits Agreement will be established by the City Attorney and the terms are not negotiable.

Sec. 14-670. - Prohibited practices regarding city officials.

(a) *City officials.* Applicants and licensees are restricted from entering into employment or contractual arrangements with the following city officials during their term of office or for two years after the official leaves office for any reason: the mayor, any member of the city council, city manager, the director of any city department, the city clerk, deputy city clerk, any member of the planning commission, and any member of the zoning board of appeals.

(b) *Representations.* By submitting an application to the city for a cannabis business license, the applicant represents that it has not employed or promised to employ, contracted or promised to contract in any way with, or directly or indirectly transferred or promised to transfer ownership interest in any cannabis business entity to an official designated in subsection (a).

(c) *Disqualification and revocation.* An applicant who violates this section shall be permanently disqualified from consideration. A licensee who violates this section shall have its business license permanently revoked.

Sec. 14-671. – Cannabis business license application process.

*Licensing process.* Completed cannabis business license applications will be processed in the same manner as other business licenses issued by the City Clerk and as provided in Article II, of Chapter 14.

Sec. 14-672. – Conditions of cannabis business license approval.

(a) *Conditions of approval.* In addition to the terms upon which the city clerk regularly issues business licenses in Article II, Chapter 14, the approval of any cannabis business license shall be conditioned upon the additional terms provided in this section.

(b) *Corresponding state licenses.* The applicant must obtain all state licenses that correspond to the cannabis business license being applied for. Failure to obtain all corresponding state licenses shall be grounds for forfeiture of all city licenses under subsection (e).

(c) *Timeliness.* A cannabis business license is valid for a one-year period but must still be renewed as provided in subsection 14-675. By the end of the first one-year period, the licensee must have

either:

- (1) Commenced substantial site development construction work; or
- (2) Obtained a certificate of occupancy.

Prior to the end of the first one-year period, the licensee may request one six-month extension from the community development director in writing. The community development director shall not grant an extension if any terms, site conditions, or any pertinent information for the business location have changed. If the licensee does not request an extension, or if the extension period expires, then the license will be deemed forfeited.

(d) *Permits and land use approvals.* During the application process, or the first one-year period or the extension period, the licensee must complete all required and applicable land use approvals, including site plan, special land use, rezoning, and any necessary land division or combinations, and obtain all necessary building permits.

(e) *Forfeiture.* If a licensee fails to comply with or violates any condition of this section, then all licenses for the business location will be deemed forfeited and will not be eligible for renewal.

(f) *Term.* A license will run for the term and on the conditions stated in the license.

(g) *License suspension or revocation.* A cannabis business license issued by the city is subject to suspension or revocation for failing to comply with or violating any of the conditions of the article and the city clerk may take action to suspend or revoke a cannabis business license in the same manner as any other business license issued by the city, as provided in section 14-48.

Sec. 14-673. – Waiver and indemnity as condition of license.

The conditions of this section are conditions for all licenses, in addition to any other conditions placed on a license by the city. By applying for and/or accepting a license issued under this article, the licensee agrees, with respect to the city, including its officers, elected officials, appointed officials, agents, employees, and insurers, to:

(a) Waive and release the city, including city elected officials and employees, from any liability for injuries, damages, or liabilities of any kind that result from any arrest or prosecution of marijuana business owners, operators, employees, clients, or customers for a violation of any state or federal law, rule, or regulation;

(b) Indemnify, defend, and hold harmless the city against all liability, claims, or demands arising on account of bodily injury, sickness, disease, death, property loss or damage, or any other loss of any kind; and

(c) Indemnify, defend, and hold harmless the city against all liability, claims, penalties, or demands arising on account of any alleged violation of any federal law, including the Federal Controlled Substances Act.

(d) Waive and release the city, including city elected officials and employees, from any



liability for injuries, damages, or liabilities of any kind that result from the process of applying for and being issued or denied a cannabis business license issued by the city.

Sec. 14-674. - Inspection; continuing inspections.

(a) *Initial inspections.* At any time during the pendency of an application for issuance, renewal, or amendment of a cannabis business license, the city, including representatives of the building department, fire department, and police department, may inspect the cannabis business location, including in-progress construction, to determine compliance with applicable state and local laws. If an applicant does not permit an inspection to take place within five business days of receiving notice from the city, then the application will be disqualified or the license suspended or revoked.

(b) *Continuing inspections.* Acceptance of a license from the city under this article constitutes consent by the licensee, its owners, managers, and employees to permit city officials to conduct reasonable and random inspections of the cannabis business to ensure ongoing compliance with this article during normal hours of operation.

Sec. 14-675. – License renewal and amendment.

(a) *Renewals.* Each cannabis business license issued under this article must be renewed annually. The city clerk will process cannabis business license renewals in the same manner as other business licenses issued by the city and as provided in Article II, of Chapter 14. A cannabis business licensee shall pay an annual renewal fee of \$5,000.00 per license to help defray the administrative and enforcement costs associated with the operation of cannabis businesses within the city.

(b) *License Amendments.*

(1) A cannabis business shall not make or allow any changes to be made in the operation, management, or ownership of the cannabis business as represented in the license application, without first obtaining the approval of the city through an amended application.

(2) An amended application must be submitted when there is a change in any information the applicant or licensee was required to provide to the city or the agency in the most recent application on file with the city or the agency, as applicable.

(3) If the city denies an amended application, then a licensee shall be allowed to operate under its license only if the proposed amendments are not in effect and if the license is otherwise valid.

Sec. 14-676. - Reservation of rights.

The city retains all rights to enforce any applicable local and state laws or rules notwithstanding that they are not specifically included in this article. Any terms or conditions of this article not enforced by the city for any reason, are not waived and remain enforceable at any time.

Sec. 14-677. - No property right.

A city issued cannabis business license is a revocable privilege granted by the city and is not a property right. The city's granting of a license does not create or vest any right, title, franchise, or other property interest. No licensee or any other person shall lease, pledge, or borrow or loan money against a license.

### DIVISION 3. – CANNABIS BUSINESS OPERATIONAL REQUIREMENTS

Sec. 14-678. - Hours of operation.

A cannabis business may not open to the public before 10:00 a.m. and must close no later than 9:00 p.m. Employees, agents, and contractors of a cannabis business may be on site to conduct operations outside of public hours, provided that no members of the public are permitted on site.

Sec. 14-679. - Signs.

(a) All signage and advertising for a cannabis business shall comply with all applicable provisions of the zoning ordinance, signs. In addition, it shall be unlawful for any licensee to:

- (1) Use signage with the symbol or image of a marijuana leaf or green cross;
- (2) Use neon lights or any green lights; or
- (3) Use signage wording that would appeal to persons under the age of 21, such as "bud", "dank", "weed", "smoke", "ganja", and other similar wording.

(b) It shall be prohibited to place or maintain, or cause to be placed or maintained, an advertisement of marijuana and cannabis in any form on property not licensed as a cannabis business.

Sec. 14-680. - Security plan.

(a) A business location shall maintain a security system that meets state marijuana law requirements. A description of the security plan containing evidence and all supporting documentation shall be submitted with the application for review by the police chief or his/her designee. A separate security system is required for each license type, provided that only one such system is required per pair of equivalent licenses so long as the system complies with state marijuana law for each.

(b) Security surveillance cameras shall monitor and record all entrances, along with the interior and exterior of the business location and all areas of the business location where persons may gain or attempt to gain access to cannabis or cash maintained by the cannabis business.

(c) Robbery and burglary alarm systems shall be installed and professionally monitored and

operated 24 hours a day/seven days a week. The security plan submitted to the city shall identify the company monitoring alarm, including contact information, and updated records shall be submitted to the city within 72 hours of any change of monitoring company.

(d) All cannabis in whatever form that is stored at the cannabis business shall be kept inside the building in a secure manner and shall not be visible from outside the building, nor shall it be grown, processed, exchanged, displayed or dispensed outside the building upon the premises at the business location.

(e) The security plan shall describe how cash will be handled and deposited, including a plan to minimize the cash on hand at the cannabis business and to provide for a method of secure pick up and transportation of cash.

(f) The security plan shall also describe security measures relative to the movement of product, methods of product storage, and any other related matter requested by the police chief.

(g) All security recordings and documentation shall be preserved for at least 30 days by the licensee and made available to any law enforcement upon request for inspection.

#### Sec. 14-681. - Odor control.

(a) A licensee must maintain and operate an air filtration system to control vapors and odors that result from cannabis, or from the business location's use as a cannabis business, so that no vapors or odors are detectable outside the building or the premises at the business location or from any adjoining premises.

(b) No cannabis shall be cultivated, grown, manufactured or processed in any manner that would emit odors beyond the interior of the premises or which is otherwise discernable to another person. The odor must be prevented by the installation of an operable filtration to ventilation and exhaust system. Odors must otherwise be effectively confined to the interior of the building in which the odor is generated.

(c) Venting of cannabis odors into the areas surrounding the location is deemed and declared to be a public nuisance.

(d) In the event that any odors, debris, dust, fluids or other substances exit a business location, the owner of the business location and the licensee shall be jointly and severally responsible for immediate full clean-up and correction of such condition.

(e) Repeat violations of this section shall be grounds for immediate suspension of all licenses at the business location and shall be grounds for nonrenewal of all licenses at the business location.

#### DIVISION 4. – LOCATION, ZONING AND DEVELOPMENT STANDARDS

Sec. 14-682. - Multiple uses prohibited.

No cannabis business location shall be permitted to operate more than one type of cannabis business using a single license. For purposes of this article, stacked licenses are prohibited.

Sec. 14-683. - Certificate of occupancy.

No cannabis business may operate under a temporary certificate of occupancy. Cannabis businesses must be in full compliance with all applicable legal requirements in order to operate.

Sec. 14-684. – Location and zoning of adult-use cannabis retailers.

(a) The location and zoning of all adult-use cannabis retailers shall comply with the provisions of this section and all other applicable requirements of the city’s zoning ordinance.

(b) Adult-use cannabis retailers are prohibited in the R-1, R-2, R-3, R-4, R-5, RM, RM-1 and RM-2 residential zoning districts.

(c) Adult-use cannabis retailers shall be subject to special land use and limited to the following zoning districts as identified in the city zoning ordinance and on the city zoning map:

- Local Business (B-1)
- Community Business (B-2)
- General Business (B-3)
- Fort Street (FS)
- Light Industrial (M-1)
- General Industrial (M-2)

(d) In addition, adult-use cannabis retailers are prohibited from being located in the following areas:

(1) Within 1,000 feet from any pre-existing public or private school providing education in kindergarten or any of grades 1 through 12;

(2) Within 300 feet of any other cannabis business, except cannabis businesses in industrial zoning districts shall not be counted.

(3) Within 300 feet from any residentially zoned property in the city.

(4) Within 300 feet of a religious institution.

(5) Within 300 feet of a park or recreation center.

- (6) Within 300 feet of a residentially used property in the M-1 light industrial zoning district.
- (e) There shall be no drive-through service or service window at the business location.
- (f) One off-street parking space shall be required per every one (1) per 250 square feet of usable floor area.
- (g) The distance separation requirements set forth above shall be measured from nearest property line of the business location to the nearest property line of the parcel on which the listed use is located, regardless of ownership of property or licensee.

Sec. 14-685. – Location and zoning of adult-use cannabis microbusinesses.

- (a) The location and zoning of all adult-use cannabis microbusinesses shall comply with the provisions of this section and all other applicable requirements of the city’s zoning ordinance.
- (b) Adult-use cannabis microbusiness are prohibited in the R-1, R-2, R-3, R-4, R-5, RM, RM-1 and RM-2 residential zoning districts, and the OS-1, B-1, B-2, B-3, FS, PSP, MHP and PD zoning districts.
- (c) Adult-use cannabis microbusinesses shall be permitted subject to special land use and limited to the following zoning districts as identified in the city’s zoning ordinance and on the city’s zoning map:
  - M-1 Light Industrial district
  - M-2 General Industrial District

(d) In addition, adult-use cannabis microbusinesses are prohibited from being located in the following areas:

- (1) Within 1,000 feet from any pre-existing public or private school providing education in kindergarten or any of grades 1 through 12;
- (2) Within 300 feet of any other cannabis business, except cannabis businesses in industrial zoning districts shall not be counted.
- (3) Within 300 feet from any residential zoned property in the city.
- (4) Within 300 feet of a religious institution.
- (5) Within 300 feet of a park or recreation center.
- (6) Within 300 feet of a residentially used property in the M-1 light industrial zoning district.
- (e) There shall be no drive-through service or service window at the business location.

(f) One off-street parking space shall be required per every 500 square feet of gross floor area attributable to grower and processor operations. One off-street parking space shall be required 250 square feet of usable floor area attributable to retail operations.

(g) Buildings should be oriented so that automobile bays do not face onto any adjacent road.

(h) The distance separation requirements set forth above shall be measured from nearest property line of the business location to the nearest property line of the parcel on which the listed use is located, regardless of ownership of property or licensee.

(i) Adult-use cannabis microbusiness shall not operate on the same parcel as any other cannabis business.

ARTICLE II. Penalty: A person violating this ordinance shall be punished in accordance with Section 1-8 of the Code of Ordinances of the City of Riverview, unless a different penalty is expressly provided in this ordinance.

ARTICLE III. Severability: Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any Court of competent jurisdiction or by any agency having authority to do so for any reason whatsoever, such holding shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be invalid and shall not be construed as affecting the validity of any remaining words, sentence, phrases or portions of the Ordinance.

ARTICLE IV. Conflicting Ordinances: All prior existing ordinances adopted by the City of Riverview inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

ARTICLE V. Codification; Scrivener's Errors:

(a). Article I of this Ordinance shall be codified, and all other sections shall not be codified.

(b). The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the Code codifier.

(c). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

ARTICLE VI. Reading and Publication: This Ordinance shall be given a first reading on December 5, 2022, shall be given a second reading on December 19 2022, shall be adopted on December 19, 2022, and shall be published and become effective upon publication. The Clerk shall publish a summary of this ordinance and include in the publication notice that a true copy of the Ordinance can be inspected or obtained at the Clerk's office.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Riverview this 19<sup>th</sup> day of December, 2022.

The undersigned hereby certifies that the foregoing is a true and accurate copy of the ordinance adopted by the City Council of the City of Riverview at a regular meeting held on December 19, 2022.

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Cynthia M. Hutchison, City Clerk