



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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Written Land Development Code Interpretation 2025-003

To: Grant Penland, Planning & Development Services Director
From: Don Burchett, Planning Manager
CC: Planning Staff
Date: January 15, 2025
Re: Interpretation of Natural Medicine Businesses under Sections
15.02.100, 15.04.020.B.3, and 15.10.010

Purpose

This written code interpretation has been prepared in response to inquiries regarding the appropriate classification and zoning district assignments for Natural Medicine Businesses as defined by the State of Colorado. The State Licensing Authority has identified four types of land uses related to natural medicine: Healing Centers, Natural Medicine Cultivation Facilities, Natural Medicine Products Manufacturers, and Natural Medicine Testing Facilities.

This interpretation clarifies how these uses align with existing land use classifications and standards in the City of Longmont Land Development Code (LDC) and establishes guidelines for their regulation.

State Definitions

- Natural Medicine: Includes psilocybin/psilocyn derived from natural sources but excludes synthetic analogs.
- Healing Center: A facility where natural medicine services are provided by licensed facilitators to participants.
- Natural Medicine Cultivation Facility: A facility for growing, harvesting, and preparing regulated natural medicine for transfer to licensed entities.
- Natural Medicine Products Manufacturer: A facility producing natural medicine products for transfer to licensed entities.
- Natural Medicine Testing Facility: A laboratory licensed to test and research regulated natural medicine products.

Analysis

Interpretation of Use Classifications

Under Section 15.04.020.B.3, unlisted uses must be classified into an existing use category based on their similarity to listed uses, zoning district purpose, and potential impacts. Based on the nature of Natural Medicine Businesses, the following classifications apply:

1. Healing Centers

- Use Classification: Medical Clinic (Section 15.10.010.D, Healthcare Facilities)
- Rationale: Healing Centers provide supervised medical services akin to those provided in a medical or dental clinic, with no overnight lodging for patients.
- Zoning Districts: Healing Centers are permitted in districts where Medical Clinics are allowed and must comply with all associated use standards. This includes, but is not limited to, adherence to the mandatory 1,000-foot separation distance from any licensed child care center, preschool, elementary school, middle school, junior high school, high school, or residential child care facility as required by State of Colorado statutes and regulations.

2. Natural Medicine Cultivation Facilities, Products Manufacturers, and Testing Facilities

- Use Classification: Light Industrial (Section 15.10.010.F)
- Rationale: These uses involve the processing, manufacturing, and testing of materials in controlled environments, consistent with the definition of Light Industrial uses. Impacts such as noise, odors, and other nuisances are expected to be contained indoors.
- Zoning Districts: These facilities are permitted in districts where Light Industrial uses are allowed and must comply with all associated use standards. This includes, but is not limited to, adherence to the mandatory 1,000-foot separation distance from any licensed child care center, preschool, elementary school, middle school, junior high school, high school, or residential child care facility as required by State of Colorado statutes and regulations.

Consideration of Impacts

Section 15.04.020.B.3.b requires evaluation of potential impacts such as noise, odors, traffic, and compatibility with surrounding uses. The following applies:

- Healing Centers: Subject to the same standards as Medical Clinics, including parking, noise mitigation, and dimensional standards.
- Industrial Facilities: Must adhere to accessory use standards for outdoor storage and ensure that impacts are contained to the building space.


Implementation

Standards and Records

- Any authorization for the establishment of a natural medicine business shall require demonstrable compliance with all applicable regulations of the State of Colorado. This includes, but is not limited to, adherence to the mandatory 1,000-foot separation distance from any licensed child care center, preschool, elementary school, middle school, junior high school, high school, or residential child care facility. Applicants must submit documentation to the City verifying compliance with all relevant State of Colorado standards as a condition of approval.
- Permitting and Compliance: All Natural Medicine Businesses must meet the density, dimensional, parking, landscape, and other development standards applicable to their classified use.
- Record Maintenance: This interpretation shall be filed in the official record of interpretations and made available for public review.

Conclusion

This interpretation establishes that Natural Medicine Healing Centers are classified as Medical Clinics, while Natural Medicine Cultivation Facilities, Products Manufacturers, and Testing Facilities are classified as Light Industrial uses. These classifications ensure consistency with the City of Longmont Land Development Code and provide a framework for regulating these new uses.


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Grant Penland
 Planning & Development Services Director

Date

Cc: Official record of interpretations

Language for a future code update

To reflect this interpretation, the following definitions in Section 15.10.010 should be amended in the future:

1. Medical or Dental Clinic

Amended Definition: "An establishment operated by one or more licensed members of the human health care professions where patients are not lodged overnight but are admitted for medical examination, treatment, or supervision, including Natural Medicine Healing Centers as defined by the State of Colorado."

2. Light Industrial

Amended Definition: "Uses include research and development facilities, testing laboratories, and manufacturing of products, excluding hazardous materials. This includes Natural Medicine

Cultivation Facilities, Natural Medicine Products Manufacturers, and Natural Medicine Testing Facilities as defined by the State of Colorado.”