

Exhibit 1: Zoning Guide for Medical Cannabis Business Locations

-The chart below is illustrative and is based on the Zoning Regulations in effect on the date of this Guidance and the “Zoning Administrator Interpretation ZA-031: Zoning Guidance for Medical Cannabis Business Locations” ([ZA-031](#)). Should there be any conflict between the chart below and the Zoning Regulations, the Zoning Regulations will control. A Medical Cannabis Business’ ability to lawfully operate in any specific location within a zone remains subject to Alcoholic, Beverage, and Cannabis Administration (ABCA) regulations ([ABCA](#)), as well as any location-specific restrictions or conditions set forth in the Zoning Regulations, in addition to any other applicable District of Columbia laws, rules, or regulations.

- **Step 1: Find Your Zone**

A property’s zone can be determined using the Office of Zoning Map: [DCOZ](#).

- **Step 2: Consult the Illustrative Chart Below for Medical Cannabis Business Permissions**

Match the medical cannabis business license and use to the zone permissions:

Medical Cannabis License	Applicable Zoning Use Category	Zone Permission (General)	Zone Permission (Specific)	Matter of Right (MOR) or Special Exception (SE)*	Applicable Permissions, Conditions & Prohibitions**
Cultivation Center & Manufacturing (Type 1) <i>(cont. next page)</i>	PDR (Production, Distribution, Repair)	Any non-residential zone that permits PDR or light manufacturing use	PDR-1 PDR-2 PDR-3 PDR-4 PDR-1/CAP PDR-1/FT PDR-4/FT	MOR	-See Subtitle U, §§ 801.1(v), 804, and 803.2

Medical Cannabis License	Applicable Zoning Use Category	Zone Permission (General)	Zone Permission (Specific)	Matter of Right (MOR) or Special Exception (SE)*	Applicable Permissions, Conditions & Prohibitions**
Cultivation Center & Manufacturing (Type 1)	PDR (Production, Distribution, Repair)	Any non-residential zone that permits PDR or light manufacturing use	D-3 D-4 D-4-R D-5 D-5-R D-6 D-6-R D-7 D-8	MOR	-See Subtitle I, §§ 520, 528, 536, 544, 552, 559, 566, 573, 580, and 302.2(g).
			StE-1 StE-2 StE-3 StE-4 StE-5 StE-6 StE-7 StE-8 StE-9 StE-11 StE-12 StE-13 StE-14B StE-15 StE-16 StE-17 StE-18	MOR	- See Subtitle K, §§ 612.1(t) and 615.1.
			MU-10 MU-10/FT MU-10/DC MU-12 MU-13 MU-14 CG-4 CG-5 CG-6 CG-7 ARTS-4	SE	-See Subtitle U, §§ 508.1(j), 509.1, 518.1(k), 519.1, 700.4; Subtitle K, § 507.2,

Medical Cannabis License	Applicable Zoning Use Category	Zone Permission (General)	Zone Permission (Specific)	Matter of Right (MOR) or Special Exception (SE)*	Applicable Permissions, Conditions & Prohibitions**
Manufacturing (Type 2)	PDR (Production, Distribution, Repair)	PDR zones only	PDR-1 PDR-2 PDR-3 PDR-4 PDR-1/CAP PDR-1/FT PDR-4/FT	MOR	-See Subtitle U, §§ 801.1(v), 804 and 803.2
Retail	Retail	These uses have broad availability in most commercial zones. Consult the permissions and limitations for specific zones found in the Zoning Regulations, as well as Medical Cannabis Amendment Act of 2022 and ABC Board Rulemaking restrictions regarding residential zones.			
Testing Laboratory	Office				
Internet Retail & Courier	Service, General				

* **Matter of right** means a land use, development density, or structural dimension to which a property owner is entitled by current zoning regulations or law without requiring discretionary zoning approval.

A **special exception** is a conditioned, permitted use in a particular zone district; that is, the use is permitted provided certain specific criteria are met to ensure that certain negative impacts will not occur. Special Exception cases are heard by the Board of Zoning Adjustment.

** The citations provided may not represent all possible zoning rules that can apply. Consult the zoning regulations to determine all applicable zoning rules.

- **Step 3: Review the Zoning Regulations**

Review the Zoning Regulations for the applicable use permissions, conditions, and prohibitions. The official Zoning Regulations can be found at: [DCRegs](#).