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Regarding cannabis production facilities and municipal zoning regulations... It's true that municipalities cannot prohibit non-retail cannabis establishments – e.g., cultivator, wholesaler, product manufacturer, or testing laboratory. However, municipalities are empowered to regulate such cannabis establishments through zoning regulations, if the municipality establishes a cannabis control commission to issue local control licenses. See [7 V.S.A. § 863](#) for details, and see 7 V.S.A. § 861 for helpful definitions. The municipal cannabis commission may condition issuance of the local control license on compliance with zoning regulations – specifically those allowed in [24 V.S.A. § 4414](#).

Among other provisions, I read this to mean that municipalities may:

- Regulate which zoning districts allow for cannabis establishments – 4414(1)
- Where allowed, require conditional use review, if desired – 4414(3)
- Apply parking and loading standards – 4414(4)
- Apply suitable performance standards – 4414(5)

So... a municipality could let their existing zoning handle such establishments, or a municipality could revise their zoning to specifically address cannabis establishments. The statute also allows for regulation via ordinance. Those interested in specifically addressing cannabis establishments via zoning should:

1. Work with their Select Board to establish a local cannabis control commission and a licensing process for cannabis establishments. Make sure the issuance of local control licenses is conditioned on compliance with the municipal zoning regulations.
2. Work with the Planning Commission and the Select Board to update the municipal zoning regulations to address cannabis establishments.
3. Pay attention to additional guidance/rules being developed by the [Vermont Cannabis Control Board](#). Due to be released soon – hopefully, before the end of 2021.

Here's the timeline for the rollout of State licensing for cannabis establishments. It all starts on April 1, 2022. If a municipality has established a local cannabis control board, the local license will be necessary before the State license can be granted. Note – retail licensing only possible in municipalities that have specifically voted to allow it (opt in vote).

April 1, 2022: License applications for integrated licensees, small cultivators, and testing laboratories can be accepted.

May 1, 2022: Licenses for integrated licensees, small cultivators, and testing laboratories can begin to be issued. License applications for all cultivators can also be accepted.

June 1, 2022: Licenses for all cultivators can begin to be issued.

July 1, 2022: License applications for product manufacturers and wholesalers can be accepted.

August 1, 2022: Licenses for product manufacturers and wholesalers can begin to be issued.

September 1, 2022: License applications for retailers can be accepted.

October 1, 2022: Licenses for retailers can begin to be issued.