

Cannabis Uses	Districts																					Reference
	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1	ID-2	MX-1	MX-2	NX-1	NX-2	NX-3	N-1	N-2	N-3	N-4	N-5	OS	
Cultivator							0	0	0	0												3.3.10.A.
Micro-cultivator						0	0	0	0	0	0											3.3.10.B.
Retailer	0	0	0	0	0	0					0											3.3.10.C.
Hybrid Retailer	0	0	0	0	0	0					0											3.3.10.D.
Product Manufacturer							0	0	0	0												3.3.10.E.
Food and Beverage Manufacturer							0	0	0	0												3.3.10.F.
Product Packager							0	0	0	0												3.3.10.G.
Medical Marijuana Producer							0	0	0	0												3.3.10.H.
Medical Marijuana Dispensary	0	0	0	0	0	0		0				0										3.3.10.I.

To be inserted in Figure 3.2-A - Table of Principal Uses

3.3.4 Retail Uses

A category of uses involving the sale of goods and provision of services to the general public for personal or household consumption. Visibility and accessibility are important to these uses, as most businesses typically rely heavily on walk-in customers or clients and rarely utilize scheduled appointments.

A. Neighborhood Retail. A retail use with a gross floor area of less than 8,000 square feet and outdoor sales limited to no more than 10

Neighborhood Retail	Office Machines & Supply
Antique Shop	Optical Goods
Apparel, Shoes, & or Accessory Store	Paint & Wallpaper Store
Small Appliance Store	Party Supply Shop
Art Gallery & Sales	Pet & or Pet Supplies Shop
Art & or Education Supplies	Secondhand sales of any item permitted for sale new
Bakery with no distribution	Specialty Food
Bicycle & Accessory Sales	Sporting Goods
Book & or Video Store	Stationary & Paper Store Toy & or Supply Supplies
Camera & Photo Supply Store	
China & or Glassware	
Cigar, Cigarettes, Tobacco Shop	General Retail
Coin & or Philatelic Store	All Neighborhood Retail 8,000 sf and over
Craft Store	
Drug & or Cosmetics Store, including Medical Marijuana Dispensary	Appliance Sales
Electronics Sales	Automotive Supply (no service)
Fabric & Sewing Supply Store	Computer Software Sales & Leasing
Florist	Department Store
Framing Shop	Medical Supply Store
Furrier Shop, no storage	Motorcycle & Motor Scooter Sales, limited outdoor display
Garden Supply & or Nursery	Nursery
Gift, or Novelty, & Souvenir	Outdoor Recreation Equipment
Shop Grocery Store	Public Market
Hardware Store	
Home Furnishings & Accessories	
Jewelry & or Gem Store	
Luggage & or Leather Goods	
Magazine & or Newspaper Store	
Music & or Musical Instruments	

percent of the indoor gross floor area of the retail use. Neighborhood retail includes such uses as those listed in Figure 3.3-A Typical Retail Uses.

~~(1) **Medical Marijuana Dispensary.** A place of business where marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary permit.~~

~~(2)~~(1) **Specialty Food Store.** A retail establishment that devotes 50 percent or more of its shelf space or square footage to a particular type of food.

~~(3)~~(2) When noted as subject to conditions ("o") or requires a special permit ("o") in Figure 3.2-A Table of Principal Uses, the retail use is limited to a maximum of 25 percent of the ground floor area and shall be located at the entrance or on a corner of the building.

B. General Retail. A retail use with a gross floor area of 8,000 square feet or greater and outdoor sales limited to no more than 25 percent of the indoor gross area of the retail use. General retail includes such uses as those listed in Figure 3.3-A Typical Retail Uses.

(1) **Grocery Store.** Any store commonly known as a supermarket, food store, or grocery store, with at least 60 percent of gross square footage dedicated to the retail sale of fresh and/or frozen meat, seafood, poultry, fruits, and vegetables; and dairy and bakery products.

(2) **Public Market.** An indoor or covered, open-air permanent structure dedicated to the sale of local and regional food, flowers, baked goods, and small crafts, excluding secondhand goods.

C. Beer/Wine/Liquor sales. A use involving the sale of alcoholic liquor not to be consumed on the premises, with such sales to be made only in sealed bottles or other containers. Includes sale of beer and wine.

Figure 3.3-A Typical Retail Uses

Retail Uses

When noted as subject to conditions (“o”) or requires a special permit (“o”) in Figure 3.2-A Table of Principal Uses, the following regulations apply:

- (1) **Proximity to Other Beer/Wine/Liquor Sales.** No beer/wine/liquor sales use shall be located within a 1,500 foot radius in any direction of any establishment where beer/wine/liquor sales are located, except that these dispersion requirements shall not apply to prohibit new beer/wine/liquor sales uses: in the DT districts; on a university campus where a university permit or a non-profit theater permit is duly obtained; for beverage and or food production-related craftsman industrial places in the ID and CX districts, as identified in 3.3.7. .; or in a full- service grocery store as defined in 3.3.4.B.(1).
- (2) **Proximity to Certain Uses.** No beer/wine/liquorsales use shall be located within a 500-foot radius of any part of an establishment used or reserved to be used for the purposes of a school, library, park, hospital, funeral home, and assembly, except that these dispersion requirements shall not apply to prohibit new beer/wine/liquor sales uses: in the DT districts; on a university campus where a university permit or a non-profit theater permit is duly obtained; for beverage and or food production-related craftsman industrial places in the ID and CX districts, as identified in 3.3.7. .; or in a full-ser ice grocery store as defined in 3.3..... (1).
- (3) **Grocery Store/Convenience Store Beer Permit.** A grocery store or convenience store selling beer under a grocery beer permit shall have no more than 5 percent of its net floor area dedicated to the sale of beer.
- (4) **University Permit.** The sale of beer and wine under a university permit issued pursuant to the provisions of the general statutes shall be permitted as an accessory use on a university or college campus. Such use shall be located

a minimum of 100 feet from any residential property adjacent to such campus.

- (5) **Non-profit Theater Permit.** The sale of alcoholic beverages under a non-profit theater permit issued under the provisions of general statutes section 30-35a (relating to non-profit theater alcohol permits) shall be permitted in connection with a theater located on a university campus and operated by either the university, or a non-profit organization under a lease agreement with the university.
- (6) **Non-profit Public Museum Permit.** The sale of alcoholic beverages under a non-profit museum permit issued under the provisions of general statutes section 30-37a shall be permitted in connection with a museum as defined by the above section on land and in buildings that are subject to the care, custody and control of the museum board of trustees, or similar, to be consumed on the premises by museum patrons.

D. Commercial equipment & supply. A use involving the large scale sale of goods to residents or businesses within the region. The goods or merchandise sold may be of the same type or a variety of types and typically occupy a space greater than 20,000 square feet. This use may include bulk sales and typically involves frequent commercial vehicle and consumer traffic. This use is primarily located indoors, but may also include accessory outdoor storage of goods. This includes such uses as those listed in Figure 3.3- Typical Commercial Equipment & Supply Uses.

When noted as subject to conditions (“o”) or requires a special permit (“o”) in Figure 3.2-A Table of Principal Uses, the following regulations apply:

- (1) Commercial vehicles shall be limited to no more than 2 deliveries per day, no more than 2 trucks.
- (2) Loading docks shall be fully screened from any residential uses. Refer to 6.12 Screening of Necessary Appurtenances.

e. Convenience store. Any retail store with a wide mix of goods typically used on a daily basis, including

household goods, personal health items, cosmetics, candy, and tobacco products, and food.

When noted as subject to conditions (“o”) or requires a special permit (“o”) in Figure 3.2-A Table of Principal Uses, the following regulations apply:

Commercial Equipment & Supply Uses	
Bottled Gas (such as propane) Sales & Supply	eating & Air Conditioning Supply, Sales & Service
Building Materials, Hardware, & Lumber Supply	Machine Sales & Rental
Cabinet Supply (display only)	Marine & Aircraft Supply
Electrical Supply	Plumbing Sales & Service Wholesale Trade
Farm Equipment & Supply	

Figure 3.3-B Typical Commercial Equipment & Supply Uses

- (1) At least 5 percent of the net floor area of the retail space dedicated to each of the following products:
 - (a) Both fresh fruits and vegetables, with no more than one variety of fruit or vegetable comprising 50 percent of the respective category.
 - (b) Both whole grains (including whole grain bread, corn tortillas, brown rice, or oatmeal, but not including popcorn or white flour tortillas) and whole grain cereal.
 - (c) Dairy products (including both milk and cheese, but not ice cream) and eggs.
 - (d) Canned or dried goods, without added fats, oils, meats, or seasoning including canned beans (but not baked beans), canned legumes, dried peas, dried beans, and dried legumes, and excluding soup mixes.
- (2) No convenience store over the size of 3,500 square feet of floor area shall be permitted.
- (3) No convenience store shall be located within 1,500 feet of another convenience store or grocery store, except such dispersion requirement shall not apply in the DT district.
- (4) Any combination of tobacco and beer sales shall not equal more than 15 percent of the floor area.

F. Discount Variety store. A use involving the sale of a wide variety of daily consumer retail goods typically at a discount price, especially multiple items for one dollar, and commonly known as dollar stores or five and dime stores.

When noted as subject to conditions (“o”) or requires a special permit (“o”) in Figure 3.2-A Table of Principal Uses, the following regulations apply:

- (1) Discount variety stores shall not be located less than 1,500 feet from another discount variety store.
- G. Outdoor sales Lot.** A use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as: the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the outdoor sale of building materials, landscape materials, and garden supplies.
- (1) For the purposes of off-street parking requirements per 7.2 Parking Requirements, the net floor area devoted to retail space of an

outdoor sales lot is the net floor area of the building containing the sales counter, service area, and other related functions.

- (2) When noted as subject to conditions (“o”) or requires a special permit (“o”) in Figure 3.2-A Table of Principal Uses, the following regulations apply:
 - (a) Outdoor sales lots are not permitted on corner parcels, except in the ID-1 district.
 - (b) Outdoor sales lots are allowed only on lots fronting Boulevards or Avenues.
 - (c) Outdoor sales lots must include permanent construction of a building utilizing one of the permitted building types in the district.

Neighborhood Service	General Service
Arcades & Billiards	All Neighborhood Services over 8,000 square feet
Barber Shop, Beauty Salon, & Spa	Animal Boarding, Daycare, & Training (interior only)
Coffee Shop	Aquatic Facilities
Dry Cleaning (pic-up outlet only)	Archery Ranges (indoor only)
Financial Depository Institutions/Banks, chartered and excluding Check Cashing Establishments	Batting Cages
Fitness Club, Athletic Club, Dance Studio, Yoga Studio, & Gym	Bowling Alleys
Funeral Home	Miniature Golf Courses
Home Furniture & Equipment Repair	Motion Picture Theaters
Laundromat	Recreation, Commercial Indoor
Locksmith	Rental of any good permitted to be sold in the district
Mailing & Delivery Services	Repair of any good permitted to be sold in the district
Medical Clinic	Skating Rink
Pet Grooming	
Phone Sales & Service	
Photocopying & Printing	
Photography Studio with Supplies	
Post Office, limited distribution	
Rental of any good permitted to be sold in the district	
Repair & or servicing of any good permitted to be sold in the district	
Tailor or Seamstress	
Tanning Salon	
Therapeutic Massage establishment, licensed proprietor	
Travel Agency, Ticketing, & Tour Operator	
Veterinary Services/Animal Hospital (no outdoor kennels)	

Figure 3.3-C Typical Service Uses

3.3.7 Employment Uses

A category of uses for businesses involving activities that may not be associated with walk-in customers.

A. Office Uses. A category of uses for businesses that involve the transaction of affairs and/or the training of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Figure 3.3-D Typical Office Uses.

(1) **Medical Office.** Medical office means a facility in which medical professional(s) licensed by the State have their offices and provide medical care and health services primarily on a pre-scheduled basis (not primarily on a same-day or urgent care basis), which is not a hospital and which is not a medical clinic, and which shall not include methadone or drug rehabilitation services. The term medical professionals shall only mean medical doctors, dentists, clinical psychologists, osteopaths, podiatrists, chiropractors, acupuncturists, nurses or nurse practitioners, or physiotherapists so licensed by the State. A medical office may also contain in-house ancillary services such as in-house diagnostic testing facilities, medical counseling services, in-house research, and similar services. A medical office shall not provide rental services, storage of hazardous materials in large quantities, or dormitory facilities.

B. Craftsman Industrial. A use that includes a showroom or small retail outlet and production space, and involves small scale production, assembly, and or repair with little to no noxious by-products. Craftsman industrial includes such uses as those found in Figure 3.3- Typical Craftsman Industrial Uses. This use may also include

associated facilities such as offices and small scale warehousing, but distribution is limited as determined by zoning administrator.

~~(1) **Medical Marijuana Production Facility.** A secure, indoor facility where the production of marijuana occurs and is operated by a person to whom the Connecticut Department of Consumer Protection has issued a production facility permit.~~

~~(2)~~(1) When noted as subject to conditions ("O") or requires a special permit ("O") in Figure 3.2-A Table of Principal Uses, the following regulations apply:

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- (a) **Maximum Size.** The maximum overall gross floor area is limited to 20,000 square feet.
- (b) **Required Showroom.** A minimum 10 percent of gross floor area, or 1,000 square feet, whichever is smaller, shall be dedicated to a showroom located at the front of the space. In MS districts, the showroom is required to be open to the public and include some retail sales.
- (c) **Outdoor Activities & Storage.** Outdoor activities and storage of goods are not permitted in any MS or DT district.
- (d) **Eating and Drinking Place.** A beverage and/or food production use may have an Eating or Drinking Place, respectively, primarily serving the products of that particular facility, as an accessory use. The gross floor area of the accessory use shall not exceed 45 percent. The Eating or Drinking Place uses subject to conditions in 3.3.5.I. Drinking Places and 3.3.5.J. Eating Places except a separate special permit is not required for a Drinking Place without Entertainment Assembly, and except that the dispersion requirements of 3.3.5.I.(1) and (2) shall not apply to Drinking Places that are accessory to Craftsman Industrial beverage and/or food production uses in the ID district, CX district, Connecticut River Overlay, or Transit Oriented Development Overlay.
- (e) **Additional Application Information.** The zoning administrator may request additional information to ensure proper evaluation of such application. Such information may include ventilation plans, materials characteristics, drainage plans, waste disposal plans, and chemical disposition plans.
- (f) **Craftsman Industrial Dwelling Unit.** A craftsman industrial use may include a dwelling unit for the

craftsman who conducts his or her craft in the same or adjacent space, provided that the usable floor area of such dwelling unit shall not exceed 30 percent of the gross floor area of the same or adjacent space (including the required showroom) in which work occurs. As is the case for all uses in this code, the dwelling unit must meet all applicable building code requirements.

(New) 3.3.10 – Cannabis Uses

A category of uses involving the cultivation, propagation, processing, extraction, creation, packaging, labeling and retail of cannabis, cannabis products and medical marijuana. Such cannabis and medical marijuana establishments are subject to the requirements of state law and regulations as established by the State of Connecticut Department of Consumer Protection.

When a use requires a special permit as noted in Figure 3.2-A Table of Principal Uses, the zoning administrator may request, in addition to the special permit requirements of Section 1.3.4, additional information to ensure proper evaluation of such application. Such information may include documentation from the State Department of Consumer Protection, signage plans, ventilation plans, material characteristics, drainage plans, waste disposal plans, and chemical disposition plans.

All displays and signage must comply with state law and the regulations as established by the State Department of Consumer Protection. No cannabis establishment shall display cannabis or cannabis products so as to be clearly visible to a person from the exterior of the facility used in the operation of the cannabis establishment, or display signs or other printed material advertising any brand or any kind of cannabis or cannabis product on the exterior of any facility used in the operation of a cannabis establishment. All advertising for cannabis and cannabis products shall comply with state law.

- A. **Cultivator.** A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand (15,000) square feet of grow space as defined in state law.
- B. **Micro-cultivator.** A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand (2,000) square feet and not more

than ten thousand (10,000) square feet of grow space as defined in state law.

- C. **Cannabis Retailers.** A **Retailer**, defined as a person, excluding a medical marijuana dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs, or a **Hybrid Retailer**, defined as a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.
 - (1) **Proximity to Other Cannabis Retailers.** No cannabis retailer shall be located within a 2,000-foot radius in any direction of any parcel where cannabis retail sales are located, except that these dispersion requirements shall not apply to prohibit new cannabis retail in the DT districts.
 - (2) **Proximity to Certain Uses.** No cannabis retailer shall be located within a 500-foot radius of parcel used or reserved to be used for the purpose of a school or civic assembly, except that these dispersion requirements shall not apply to prohibit new cannabis retail in the DT districts.
 - (3) **Hours of Operation.** Cannabis retailers are permitted to be open to the public for sales between the hours of 8:00am and 9:30pm on Monday through Saturday, and between the hours of 10:00am and 5:30pm on Sunday.
- D. **Product Manufacturer.** A person that is licensed to obtain cannabis extract and manufacture products exclusive to such license type.
- E. **Food and Beverage Manufacturer.** A person that is licensed to own and operate

a place of business that acquires cannabis and creates food and beverages.

- F. **Product Packager.** A person that is licensed to package and label cannabis.
- G. **Medical Marijuana Production Facility.** A secure, indoor facility where the production of marijuana occurs and is operated by a person to whom the Connecticut Department of Consumer Protection has issued a production facility permit.
- H. **Medical Marijuana Dispensary.** A place of business where cannabis may be dispensed, sold or distributed in accordance with chapter 420f of the Connecticut general statutes and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the State of Connecticut has issued a dispensary facility license under chapter 420f of the general statutes.

USES	REQUIRED NUMBER OF OFF-STREET PARKING SPACES
Cannabis Uses	
Cultivator, Micro-cultivator, Product Manufacturer, Food & Beverage Manufacturer, Product Packager, Medical Marijuana Production Facility	Maximum 1 space per employee
Retailer, Hybrid Retailer, & Medical Marijuana Dispensary	Maximum 3 spaces per 1,000 square feet net floor area devoted to retail space

To be inserted in Figure 7.2-A Required Off-Street Automobile Parking

Craftsman Industrial

Agricultural Growing, such as Aquaculture ~~or~~
~~Medical Marijuana Production Facility~~

Apparel & Finished Fabric Products

Bakery & Confections

Beverages, including Beer, Wine, Liquor Soft Drinks,
Coffee

Botanical Products

Brooms & Brushes

Canning & Preserving Food

Commercial Scale Copying & Printing

Cut Stone & Cast Stone

Dairy Products

Electronics Assembly

Electrical Fixtures

Engraving

Fabricated Metal Products

Film Making

Fire Arms & Ammunition

Furniture & Fixtures

Glass

Household Textiles

Ice

Jewelry, Watches & Clocks

Leather Products (no tanning)

Meat & Fish Products, no Processing

Musical Instruments & Parts

Pasta, Chips, & Similar Products

Pottery, Ceramics, & Related Products

Printing, Publishing & Allied Industries

Shoes & Boots

Signs & Advertising

Silverware

Small Goods Manufacturing

Smithing

Taxidermy (with incidental tanning)

Textile, Fabric, Cloth

Toys & Athletic Goods

Upholstery

Woodworking