



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT 06901

APPLICANT PHONE 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: The purpose of this text change is establish use regulations for marijuana and cannabis related uses and to protect the welfare and safety in particular of children and adolescents. To that end, changes to the Smoke Shop or Tobacco Store regulations are also proposed to include minimum distance requirements from schools and signage limitations. All proposed marijuana and cannabis-related use regulations align with the licensing requirements of the State of Connecticut.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 8th DAY OF May 20 23

SIGNED: Ralph Blessing

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD May 8, 20 23

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Mary Judge
 Notary Public, State of Connecticut
 My Commission Expires 6/30/2023

FOR OFFICE USE ONLY

APPL. #: 223-17(mod) Received in the office of the Zoning Board: Date: MAY 8 2023

By: _____
 ZONING BOARD

Proposed Amendment to the Zoning Regulations for Marijuana and Cannabis-Related Uses, and Smoke Shops or Tobacco Stores

REVISED 5/4/2023

REVISIONS HIGHLIGHTED IN RED

1. Purpose

The State of Connecticut has recently legalized the sale of Adult-Use Cannabis and related activities. The purpose of this text change is establish use regulations for these new uses and to protect the welfare and safety in particular of children and adolescents. To that end, changes to the Smoke Shop or Tobacco Store regulations are also proposed to include minimum distance requirements from schools signage limitations.

All proposed cannabis-related uses align with the licensing requirements of the State of Connecticut and require a license.

2. Proposed Changes

The following definitions for cannabis-related uses would be added to Section 5.E., Use Standards, of the Stamford Zoning Regulations:

- a. **Adult-Use Cannabis Retailer** are places where adult use cannabis is sold at retail directly to qualifying customers. The regulations for Adult Use Cannabis Retailer would also apply Hybrid Retail facilities where both Medical Marijuana and Adult Use Cannabis products are sold.

All Cannabis Retailers would require Special Permit approval and would have to be at least 1,000' from a school and there is a minimum distance of 2,000' required between retailers. Signage would be restricted to not include product, cannabis brand names or prices.

The use would be permitted in the C-N, C-B, C-L, C-I, M-L, M-G, NX-D, DWD-D, TCD-D and M-D districts (all by Special Permit only).

The proposed regulation would also limit the number of Dispensaries to one for every 20,000 residents.

- b. **Marijuana or Cannabis Cultivators** are facilities where marijuana is grown for medical or adult use and which exceeds an area of 15,000 sf or grow space. Cultivators would not be permitted to sell product directly to consumers.

Marijuana or Cannabis Cultivators would be permitted as-of-right in the C-I, M-L and M-G districts. In the NX-D, DWD-D and M-D districts they would be permitted by Special Permit.

- c. A **Marijuana or Cannabis Micro-Cultivator** is a facility where marijuana is grown for medical or adult use with an area of at least 2,000 sf but no more than 25,000 sf of grow space. A Marijuana Micro-Cultivator may sell product to consumers only through a delivery service. Marijuana Micro-Cultivators would be permitted as-of-right in the C-I, M-L, M-G and NX-D districts. In the DWD-D and M-D districts they would be permitted as a Special Permit Use.

- d. A **Marijuana Producer** is a facility where marijuana is grown exclusively for medical purposes for sale and distribution of product to qualified medical patients.
 Marijuana Producers would be permitted as-of-right in the C-I, M-L and M-G Districts. In the NX-D, DWD-D and M-D districts they would be permitted as a Special Permit use.
- e. A **Marijuana or Cannabis Processing Facility** is a facility where products derived from marijuana plants are produced through extraction, chemical synthesis and other processes. It also includes facilities where products derived from marijuana plants are added to foods or beverage or other products or packaged. A Marijuana or Cannabis Processing Facility would not be permitted to sell product directly or through a delivery service to consumers.
 Marijuana Processing Facilities would be permitted as-of-right in the C-I, CW-D, M-L and M-G districts. In the NX-D, DWD-D and M-D districts they would be permitted as a Special Permit Use.
- f. A **Marijuana or Cannabis Transport Facility** is a facility that transports medical marijuana, adult-use cannabis or products containing marijuana or cannabis between state approved cannabis licensed entities, including Marijuana or Cannabis Cultivators, Marijuana or Cannabis Processing Facilities, and Medical Marijuana Dispensaries, Adult-Use Cannabis Retailers or Hybrid Retailers. Direct sale or distribution to consumers or patients would not be permitted.
 Marijuana or Cannabis Transport Facilities would be permitted as-of-right in the C-I, M-L, M-G and NX-D districts In the DWD-D and M-D districts they would be permitted as a Special Permit use.
- g. A **Marijuana or Cannabis Delivery Facility** is a facility that delivers medical marijuana, adult-use cannabis, or products containing marijuana or cannabis directly to where consumer is located. A Marijuana or Cannabis Delivery Facility may be located within the same facility as other Cannabis Establishments.
 Marijuana or Cannabis Delivery Facilities would be permitted as-of-right in the C-I, C-B, C-G, C-L, C-N, M-L, M-G and NX-D districts. In the DWD-D and M-D districts they would be permitted as a Special Permit use.
- h. A **Marijuana or Cannabis Delivery Service** is a business licensed by the State of Connecticut that is permitted to deliver medical marijuana, adult-use cannabis or products containing marijuana or cannabis directly to patients or consumers. A Marijuana or Cannabis Delivery Service can be located within the same facility as other Cannabis Establishments.
 A Marijuana or Cannabis Delivery Service would be permitted as-of-right in the C-I, C-B, C-L, C-N, M-L, M-G and NX-D districts. In the DWD-D and M-D districts they would be permitted by Special Permit.

A change is also proposed to the **Smoke Shop, Tobacco Store** definition to clarify that they cannot sell marijuana or cannabis products. In addition, a minimum distance requirement from schools and between establishments would be as well as limitations similar to the ones proposed for Cannabis and Hybrid retailers.

Application No. 223-17 MOD

**Proposed Amendments to the Zoning Regulations for Marijuana and Cannabis
Related Uses, and Smoke Shops or Tobacco Stores**

REVISED 5/5/2023

REVISIONS TO THE ORIGINAL APPLICATION 223-17 ARE SHOWN IN RED

ADD Definition “Adult Use Cannabis Retailer” to Section 5.E., Use Definitions

Adult-Use Cannabis Retailer, including Hybrid Retailers

Adult-Use Cannabis Retailer means a place of business licensed by the State of Connecticut where Adult-Use Cannabis may be sold at retail directly to qualifying customers. The regulations for Adult-Use Cannabis Retailer shall also apply to Hybrid Retail facilities where both Medical Marijuana and Adult-Use Cannabis products are sold at retail directly to qualifying customers and/or patients.

Standards

Adult-Use Cannabis Retailers are allowed by *Special Permit* approval of the Zoning Board only within certain commercial and manufacturing Zoning Districts of the City of Stamford, as shown in Appendix A, Table II of these Regulations. Such uses must comply with the requirements of the Zoning Regulations and meet the following additional standards:

- a. **In Stamford there shall be no more than one Adult - Use Cannabis Retailer for every 20,000 residents.**
- b. Adult - Use Cannabis Retailers must possess a current license from the State of Connecticut Department of Consumer Protection. Evidence of proper licenses must be provided in connection with a Building Permit application. Failure to maintain proper licenses shall be deemed an immediate violation of the City of Stamford Zoning Regulations.
- c. No Adult-Use Cannabis Retailers shall be located within a 2,000 feet radius of any other Dispensary, or within 1,000 feet of a public school.
- d. Signage for Adult-Use Cannabis Retailers shall be the more restrictive of either (1) the requirements of the State of Connecticut relating to signage for Adult-Use Cannabis Retailers or (2) the sign regulations for the respective zoning district as prescribed in Section 13 of these regulations. In addition, the following limitations shall apply:
 - (1) There shall be no illumination of a *Sign* advertising adult-use cannabis products at any time;
 - (2) There shall be no signage that advertises adult use cannabis brand names or utilizes graphics related to marijuana or paraphernalia on the exterior of the Dispensary or the Building in which the Dispensary is located;

- (3) There shall be no display of adult use cannabis or paraphernalia within the facility which is clearly visible from the exterior of the facility; and
- (4) There shall be no signage on the exterior of the facility which advertises the price of its adult-use cannabis.

e. Parking shall be provided according to Section 12 of the Zoning Regulations, following the parking standard for Retail Store.

SEE also: Medical Marijuana Dispensary Facility

AMEND Appendix A, Table 2 by ADDING a line for “Adult Use Cannabis Retailer” and the letter B in the columns of the C-N, C-B, C-L, C-I, M-L and M-G Districts. ADD to the letter B in the C-N column the following note: Except for the districts where it is permitted, Adult Use Cannabis Retailers are expressly prohibited in all other Districts that allow uses allowed in the C-N District. ADD “-“ to all other district columns.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Adult Use Cannabis Retailer” as a Special Permit Use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Adult Use Cannabis Retailer” as a Special Permit Use.

AMEND Section 9.F.4 (TCD-D) by ADDING “Adult Use Cannabis Retailer” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Adult Use Cannabis Retailer” as a Special Permit Use.

Hybrid Retailer for Marijuana or Cannabis

A Hybrid Marijuana or Cannabis Retailer means a place of business licensed by the State of Connecticut where medical marijuana and adult-use cannabis are sold at retail to directly qualifying customers and patients. For Hybrid Marijuana or Cannabis Retailer the same regulations as for Adult-Use Cannabis Retailer shall apply.

SEE: Adult-Use Cannabis Retailer

ADD Definition “Marijuana or Cannabis Cultivator” to Section 5.E., Use Definitions

Marijuana or Cannabis Cultivator

Marijuana or Cannabis Cultivator means a facility licensed by the State of Connecticut where marijuana or cannabis is grown for medical or adult-use and which exceeds an area of 15,000 sf of grow space. A Marijuana or Cannabis Cultivator shall not sell product directly or through a delivery service to consumers.

AMEND Appendix A, Table 2 by ADDING a line for “Marijuana or Cannabis Cultivator” and “x” in the columns of the C-I, M-L and M-G Districts. Add “-“ in the columns of all other districts.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Marijuana or Cannabis Cultivator” as a Special Permit Use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Marijuana or Cannabis Cultivator” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Marijuana or Cannabis Cultivator” as a Special Permit Use.

ADD Definition “Marijuana or Cannabis Micro-Cultivator” to Section 5.E., Use Definitions
Marijuana or Cannabis Micro-Cultivator

Marijuana or Cannabis Micro-Cultivator means a facility licensed by the State of Connecticut where marijuana is grown for medical or adult-use with an area of at least 2,000 sf but no more than 25,000 sf of grow space. A Marijuana or Cannabis Micro-Cultivator may sell product to consumers only through a delivery service.

AMEND Appendix A, Table 2 by ADDING a line for “Marijuana or Cannabis Micro-Cultivator” and “x” in the columns of the C-I, M-L and M-G Districts. Add “-“ in the columns of all other districts.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Marijuana Micro-Cultivator” as an as-of-right use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Marijuana Micro-Cultivator” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Marijuana Micro-Cultivator” as a Special Permit Use.

ADD Definition “Marijuana Producer” to Section 5.E., Use Definitions, and DELETE current Definition for “Medical Marijuana Production Facility”.

Marijuana Producer

Marijuana Producer means a facility licensed by the State of Connecticut where marijuana is grown exclusively for medical purposes for sale and distribution of product to qualified medical patients at Dispensaries and/or Hybrid Retail facilities.

AMEND Appendix A, Table 2 by ADDING a line for “Marijuana Producer” and “x” in the columns of the C-I, M-L and M-G Districts. Add “-“ in the columns of all other districts.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Marijuana Producer” as a Special Permit Use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Marijuana Producer” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Marijuana Producer” as a Special Permit Use.

ADD Definition “Marijuana or Cannabis Processing Facility” to Section 5.E., Use Definitions

Marijuana or Cannabis Processing Facility

Marijuana or Cannabis Processing Facility means a facility licensed by the State of Connecticut where products derived from marijuana plants are produced through extraction, chemical synthesis and other processes. Marijuana or Cannabis Processing Facility shall also include facilities where products derived from marijuana plants are added to foods or beverage for human consumption or other products. Marijuana or Cannabis Processing Facility shall also include facilities where marijuana products are packaged. A Marijuana or Cannabis Processing Facility shall not sell product directly or through a delivery service to consumers. A Marijuana or Cannabis Processing Facility may be located within the same facility as other Cannabis Establishments.

AMEND Appendix A, Table 2 by ADDING a line for “Marijuana or Cannabis Processing Facility” and “x” in the columns of the C-I, CW-D, M-L and M-G Districts. Add “-“ in the columns of all other districts.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Marijuana or Cannabis Processing Facility” as a Special Permit Use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Marijuana or Cannabis Processing Facility” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Marijuana or Cannabis Processing Facility” as a Special Permit Use.

ADD Definition “Marijuana Transport Facility” to Section 5.E., Use Definitions

Marijuana or Cannabis Transport Facility

Marijuana or Cannabis Transport Facility means a facility licensed by the State of Connecticut where an entity that transports medical marijuana, adult-use cannabis or products containing marijuana or cannabis between state approved cannabis licensed entities, including Marijuana or Cannabis Cultivators, Marijuana or Cannabis Micro-Cultivator, Marijuana or Cannabis Processing Facilities, Marijuana Producer and Medical Marijuana Dispensaries, Adult-Use Cannabis Retailers or Hybrid Retailers. Direct sale or distribution to consumers or patients shall not be permitted from a Transport Facility.

AMEND Appendix A, Table 2 by ADDING a line for “Marijuana or Cannabis Transport Facility” and “x” in the columns of the C-I, M-L and M-G Districts. Add “-“ in the columns of all other districts.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Marijuana or Cannabis Transport Facility” as an as-of-right use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Marijuana or Cannabis Transport Facility” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Marijuana or Cannabis Transport Facility” as a Special Permit Use.

ADD Definition “Marijuana or Cannabis Delivery Facility” to Section 5.E., Use Definitions

Marijuana or Cannabis Delivery Facility

Marijuana or Cannabis Delivery Facility means a facility licensed by the State of Connecticut where an entity that delivers medical marijuana, adult-use cannabis, or products containing marijuana or cannabis directly to where consumer is located. A Marijuana or Cannabis Delivery Facility may be located within the same facility as other Cannabis Establishments.

AMEND Appendix A, Table 2 by ADDING a line for “Marijuana or Cannabis Delivery Facility” and “x” in the columns of the C-I, C-B, C-G, C-L, C-N, M-L and M-G Districts. Add “-“ in the columns of all other districts.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Marijuana or Cannabis Delivery Facility” as an as-of-right use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Marijuana or Cannabis Delivery Facility” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Marijuana or Cannabis Delivery Facility” as a Special Permit Use.

Marijuana or Cannabis Delivery Service

A Marijuana or Cannabis Delivery Service means a business licensed by the State of Connecticut that is permitted to deliver medical marijuana, adult-use cannabis or products containing marijuana or cannabis directly to patients or consumers. A Marijuana or Cannabis Delivery Service shall only deliver cannabis between cannabis establishments and end consumers, and each individual delivery order of cannabis must be delivered (or returned to the originating establishment) within a 24-hour period. A Marijuana or Cannabis Delivery Service can be located within the same facility as other Cannabis Establishments.

AMEND Appendix A, Table 2 by ADDING a line for “Marijuana or Cannabis Delivery Service” and “x” in the columns of the C-I, C-B, C-L, C-N, M-L and M-G Districts. Add “-“ in the columns of all other districts.

AMEND Section 4.B.10.b (NX-District Regulations) by ADDING “Marijuana or Cannabis Delivery Service” as an as-of-right use.

AMEND Section 9.D.3.b (DWD-D District Regulations) by ADDING “Marijuana or Cannabis Delivery Service” as a Special Permit Use.

AMEND Section 9.H.2 (M-D) by ADDING “Marijuana or Cannabis Delivery Service” as a Special Permit Use.

Smoke Shop, Tobacco Store

A Smoke Shop or Tobacco Store is a retail establishment where 50% or more of the retail area is dedicated to the sale of tobacco and products containing tobacco or nicotine (including “e-cigarettes”) and paraphernalia, and areas for the consumption of any smokeable products. The sale of Cannabis and Marijuana and products derived therefrom shall be explicitly excluded from sale in Smoke Shops or Tobacco Stores unless licensed to do so by the State of Connecticut.

Smoke Shops or Tobacco Stores are allowed by Special Permit approval of the Zoning Board only within certain commercial and manufacturing Zoning Districts of the City of Stamford, as shown in Appendix A, Table II of these Regulations. Such uses must comply with the requirements of the Zoning Regulations and meet the following additional standards:

1. No S m o k e S h o p or T o b a c c o S t o r e shall be located within a 2,000 feet radius of any other such store, or within 1,000 feet of a public school;
2. Signage for S m o k e S h o p s or T o b a c c o S t o r e s shall meet all sign regulations for the respective zoning district as prescribed in Section 13 of these Regulations. In addition, the following regulations shall apply:
 - a. There shall be no illumination of a *Sign* advertising tobacco or other products containing nicotine at any time;
 - b. There shall be no signage that advertises tobacco or other products containing nicotine brand names or utilizes graphics related to tobacco, other products containing nicotine or paraphernalia on the exterior of the *Building* in which the store is located;
 - c. There shall be no display of tobacco, other products containing nicotine or paraphernalia within the facility which is clearly visible from the exterior of the facility; and
 - d. There shall be no signage on the exterior of the facility which advertises the price of tobacco or other products containing nicotine.

AMEND Appendix A, table II by replacing “x” and “XM” with “B” for all districts listed for the “Smoke Shop, Tobacco Store” use.