

MAYOR  
**Caroline Simmons**



**CITY OF STAMFORD  
ZONING BOARD  
LAND USE BUREAU**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

March 26, 2024

Ms. Theresa Dell, Chair, Planning Board  
Land Use Bureau, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

**MAR 26 2024**

**PLANNING BOARD**

**RE: Application 224-14- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change**, The purpose of the proposed regulations is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare in particular of children and adolescents.

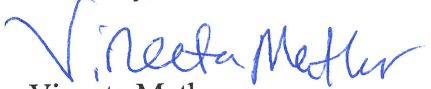

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **April 30, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

  
Vineeta Mathur  
Principal Planner 



**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 filing 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 the proposed regulations is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare in particular of children and adolescents.

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 26 DAY OF March 2024

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 March 26 2024

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 9/30/2028

Mary Judge  
 Notary Public - Commissioner of the Superior Court

RECEIVED

**FOR OFFICE USE ONLY**

APPL. #: 224-14 Received in the office of the Zoning Board: Date: MAR 26 2024

By: ZONING BOARD

# **Proposed Zoning Text Changes to the City of Stamford’s Adult Use Cannabis and Smoke Shop Regulations**

03/18/2024

## **1. Purpose**

The purpose of the proposed regulations is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare in particular of children and adolescents.

## **2. Proposed Changes to the Regulations for Cannabis Retailers**

The following changes are proposed for Adult Use Cannabis Retailers (including hybrid retailers who sell medical and recreational marijuana):

- a. Cannabis retailers would not be allowed on parcels that directly abut or are directly across single-family or certain multi-family zoning districts. Currently, if the use is permitted in the zoning district, it could be located directly next to these districts.
- b. The proposed text change would also eliminate Cannabis retailers as a permitted use in C-N and C-B districts, which tend to be close to residential areas. Instead, it would be permitted in the C-G and C-C districts which are primarily located Downtown.
- c. In addition, Cannabis retailers would be prohibited within 1,000 feet of a Community Center serving children and adolescents, in addition to the current prohibition of such establishments within 1,000 feet of public or private schools. For this purpose, a new definition for Community Center would be added to Section 5.E. of the Regulations.

## **3. Proposed Changes to the Regulations for Smoke Shops**

The following changes are proposed to the regulations for Smoke Shops or Tobacco Stores:

- a. A new definition of “Tobacco Sales” would clarify what can be sold in Tobacco Stores or Smoke Shops. Tobacco Sales would be considered everything that contains nicotine (either as tobacco or vaping or other forms), and paraphernalia.
- b. Smoke Shops and Tobacco Stores would be prohibited on parcels directly abutting certain residential districts.
- c. Smoke Shops and Tobacco Stores would no longer be permitted uses in the C-B and C-N zoning districts which tend to be near residential areas. Cannabis retailers would be allowed in the C-C and C-G districts, where they are currently permitted.
- d. A retail establishment where more than 10% of the retail area is dedicated to Tobacco Sales would be considered a Smoke Shop or Tobacco Store, a reduction from the current 50%.
- e. Smoke Shops or Tobacco Stores would be prohibited within 1,000 feet of a Community Center serving children and adolescents, in addition to the prohibition of such establishments within 1,000 feet of public or private schools.

#### **4. Other Changes**

Section 13.C.5. of the Stamford Zoning Regulations would be amended to reduce the amount of advertisement that is allowed within store windows and clarify that no advertisement for cannabis or tobacco sales would be permitted.

# Proposed Zoning Text Changes to Amend the City of Stamford's Adult Use Cannabis and Smoke Shop Regulations

03/15/2024

~~Strikethrough~~ Text to be deleted.

Underline Text to be added.

Regular Existing text to be retained.

## AMEND Section 5.E., Use Regulations by adding a new definition for Cannabis Sales

### **Cannabis or Marijuana Sales**

Cannabis Sales is the sale of any product containing THC to a consumer. Cannabis Sales shall only be permitted by Adult Use Cannabis Retailers, Hybrid Retailers or Medical Marijuana Dispensary Facilities.

## AMEND Section 5.E., Use Regulations by amending the definition for Adult Use Cannabis Retailer as follows:

### **Adult-Use Cannabis Retailer, including Hybrid Retailers (223-17(MOD))**

Adult-Use Cannabis Retailer means a place of business licensed by the State of Connecticut where Cannabis Sales are conducted. ~~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 I of these Regulations. Such uses must comply with the requirements of the Zoning Regulations and meet the following additional standards:

1. In Stamford there shall be no more than one Adult - Use Cannabis Retailer for every 25,000 residents.
2. 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.

3. No Adult-Use Cannabis Retailers shall be located within a 3,000 feet radius of any other Dispensary, ~~or~~ within 1,000 feet of Public or Non-public Schools, or within 1,000 feet of a Community Center regularly providing services to persons under the age of 21 years.
4. In zoning districts where Adult Use Cannabis Retailers or Hybrid Retailers are permitted no such establishment shall be permitted on Lots that:
  - a. Directly abut on a Lot in any of the following zoning districts: RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1</sup>/<sub>2</sub>, R-6, R-5, RM-1, R-MF or R-HD; or
  - b. Are directly across the street from any Lot in any of the following zoning districts: RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1</sup>/<sub>2</sub>, R-6, R-5, RM-1, R-MF, R-H, or R-HD.
5. 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.
6. 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 Section 5.E., Use Regulations by adding a cross-reference for Hybrid Retailer:**

**Hybrid Retailer**

A place of business licensed by the State of Connecticut where both Medical Marijuana and Adult-Use Cannabis products are sold at retail directly to qualifying customers and/or patients.

**AMEND Section 5.E., Use Regulations by adding a new definition for Tobacco Sales:**

**Tobacco Sales**

Tobacco Sales is the sale of tobacco, or any products derived from or including tobacco or nicotine, or synthetic nicotine, regardless of the delivery system (including, but not limited to, smoking, smokeless, or electronic delivery systems), or any paraphernalia or accessories (collectively, “Tobacco Products”), and areas for the on-site consumption of such products. The sale of Cannabis and Marijuana and products derived therefrom shall be explicitly prohibited from sale in a Smoke Shop or Tobacco Store unless licensed to do so by the State of Connecticut.

**AMEND Section 5.E., Use Regulations by amending the definition for Smoke Shop or Tobacco Store as follows:**

**Smoke Shop, Tobacco Store** (223-17(MOD))

A Smoke Shop or Tobacco Store is a retail establishment where ~~10%~~ 50% or more of the retail area is dedicated to the sale of Tobacco Products, or the sale of cannabis-related paraphernalia, either as a stand-alone Uses or in combination with another retail Uses. ~~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 prohibited from sale in a Smoke Shop or Tobacco Store unless licensed to do so by the State of Connecticut.

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

1. No Smoke Shop or Tobacco Store shall be located within a 3,000 feet radius of any other such store or any Medical Marijuana Dispensary, Adult Use Cannabis Retailer or Hybrid Retailer, or within 1,000 feet of a Public or Non-Public school, or within 1,000 feet of a Community Center regularly providing services to persons under the age of 21 years;
2. In zoning districts where Smoke Shops or Tobacco Stores are permitted, no such establishment shall be permitted on Lots that:
  - a. Directly abut a Lot in any of the following zoning districts: RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1</sup>/<sub>2</sub>, R-6, R-5, RM-1, R-MF, R-H or R-HD; or
  - b. Are directly across the street from any Lot in any of the following zoning districts: RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1</sup>/<sub>2</sub>, R-6, R-5, RM-1, R-MF, R-H, or R-HD.
3. Signage for Smoke Shops or Tobacco Stores shall meet all sign regulations for the respective zoning district as prescribed in Section 13 of these Regulations.

**ADD Definition for Community Center to Section 5.E., Use Regulations**

**Community Center**

A Community Center is a facility operated by the City of Stamford or a non-profit community-based organization for the provision of recreational, social, or educational services to the general public.

**AMEND Section 13.C.5., Sign Regulations, as follows:**

**13.C.5. Signs Exempt from Permit Requirements**

The following *Signs* and *Flags* do not require a *Zoning Permit*, but must comply with all standards of this Section and all other provisions of these Regulations:

- a. *Signs* that are not illuminated and have a *Sign Area* of sixteen (16) square feet or less.
- b. Flags.
- c. *Signs* installed flush with or on the interior of a window and designed for viewing from the outside of the premises and not exceeding fifteen percent (15%) ~~thirty (30)~~ of the available window area. Such *Signs* shall not advertise any Cannabis or Tobacco Products. Postings required by law shall be exempt from this limitation.
- d. Public Notice *Signs* required pursuant to these Regulations ~~Section 20.C.~~

**AMEND Appendix A, Table I Land Use Schedule as follows:**

Use	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
[...]								
Adult Use Cannabis Retailer <sup>1)</sup>	<del>B</del> <sup>+</sup>	<del>B</del>	B	<del>B</del>	<del>B</del>	B	B	B
[...]								
Smoke Shop, Tobacco Store	<del>B</del>	<del>B</del>	B	B	B	B	B	B
[...]								

**AMEND footnote 1 in Appendix A as follows:**

<sup>1)</sup> ~~Medical Marijuana Dispensary Facility: This use is expressly not permitted in other Districts that allow uses allowed in the C-N District. [DELETED]~~