

## Cannabis Establishments

- A. For the purposes of these regulations, the following shall constitute Cannabis Establishments as defined in the Connecticut General Statutes, and are allowed uses in the City of Norwalk: Cultivator, Delivery Service, Dispensary Facility, Food and Beverage Manufacturer, Hybrid Retailer, Micro Cultivator, Product Packager, Producer, Retailer and Transporter.

The permitted cannabis uses are allowed as follows:

	<b>B1 &amp; B2</b>	<b>CBD</b>	<b>I1/I2</b>
<b>Cultivator</b>	NP	NP	PL
<b>Dispensary Facility</b>	SP	NP	NP
<b>Delivery Service</b>	PL	NP	PL
<b>Food &amp; Beverage Mfg.</b>	PL	SP	PL
<b>Hybrid Retailer</b>	SP	NP	NP
<b>Micro Cultivator</b>	SP	SP	P
<b>Product Packager</b>	NP	NP	PL
<b>Retailer</b>	SP	NP	NP
<b>Producer</b>	SP	SP	P
<b>Transporter</b>	PL	NP	PL

*NP – not permitted*

*P – allowed by Zoning Permit*

*PL – permitted with limitations*

*SP – allowed by Special Permit*

## B. Cannabis Establishments, General Conditions

- 1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.
- 2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.
- 3) Only one (1) Cannabis Establishment shall be located within a facility.
- 4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.
- 5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.
- 6) All signage shall comply with Article 121 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.
- 7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licensor as may be sanctioned by the State of Connecticut shall be provided to the Zoning Enforcement Officer. The applicant for the Cannabis Establishment use shall be the licensee.
- 8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.
- 9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

- 10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.
- 11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.
- 12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.
- 13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.
- 14) Off-street loading spaces for cannabis establishments shall comply with Article 120 of these Regulations.

C. Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Product Packagers and Producers shall be allowed subject to the following additional conditions:

- 1) Said facilities comply with all applicable Site Plan and/or Special Permit standards as indicated in Section 118-1450 and Section 118-1451 of these regulations.
- 2) Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Packagers and Producers shall be considered a manufacturing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.
- 3) A written odor abatement program describing all odor control and abatement measures installed on the site and within the structure to ensure that cannabis odors do not emanate from the proposed facility.

D. Retailers, Dispensary Facilities and Hybrid Retailers shall be allowed subject to the following additional conditions:

- 1) Within the City, there shall be a maximum of:
  - a. Three (3) Retailers; or
  - b. Three (3) Hybrid Retailers; or
  - c. Two (2) Retailers and one (1) Hybrid Retailer; or
  - d. One (1) Retailer and two (2) Hybrid Retailers.
- 2) Said facilities shall be located and accessed from a collector or arterial street.
- 3) Said facilities shall be located on a parcel that meets the minimum lot standards for the zone.
- 4) Said facilities comply with all applicable Special Permit standards as indicated in Section Article 118-1450 of these regulations.
- 5) Retailers, Dispensary Facilities and Hybrid Retailers shall be considered a retail use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.
- 6) Dispensary Facilities, Hybrid Retailers, and Retailers shall operate only between the hours of Monday through Saturday 9:00 AM to 8:00 PM, and on Sundays from 9:00 AM to 5:00 PM.
- 7) No Dispensary Facilities, Hybrid Retailer, or Retailer shall be located within one-thousand (1,000) feet of a child day care center, nursery/pre-kindergarten, kindergarten, elementary or secondary school, college or university, or within five hundred (500) feet of any charitable institution, *including any offices thereof, whether supported by public or private funds*, healthcare facility, municipal building used for public gathering (City Hall, libraries, concert halls, etc.), public park, public recreation area, licensed adult day care center, dependency

treatment center, shelter for the homeless, transitional housing facility, or place of worship. The distance shall be measured in a straight line from the nearest legal parcel boundary line of the land used for said purpose to the main pedestrian entrance of the cannabis hybrid retailer or cannabis retailer.

To comply with the distance restrictions in this section, the applicant shall submit an area plan showing the location of the proposed Dispensary Facility, Hybrid Retailer or Retailer, indicating the name and address of any of the uses to which said distance restrictions apply. The area plan shall also include the name, address, and seal of the individual or firm preparing said plan; north point or arrow; graphic scale; and intervening lot lines, roads, driveways, and intersections in sufficient detail for orientation to the area, and any additional information deemed necessary by the Commission to determine compliance with this section. The area plan shall be prepared, signed and sealed by a land surveyor licensed and registered in the State of Connecticut, at a scale of 1" equals 60' or smaller (1"=>60') and drawn in accordance with an applicable Class A-2 Survey which complies with the 1976 code adopted by the CT Association of Land Surveyors, as amended. Area plans shall be drawn on standard sheet sizes of 24"x36" unless otherwise authorized by the Planning and Zoning Department prior to submission.

- 8) No lot, upon which contains a Dispensary Facility, Hybrid Retailer, or Retailer, shall be closer than one (1) mile from another lot, which contains a Dispensary Facility, Hybrid Retailer, or Retailer. The distance shall be measured in a straight line from the nearest legal parcel boundary line of one lot to the nearest legal parcel boundary line of the other lot.
- 9) For up to thirty days after the opening of a Retailer or Hybrid Retailer, the Commission may require the applicant reimburse the City for reasonable costs incurred for the provision of public safety services in relation to the grand opening of the facility, including, but not limited to, public safety costs incurred to direct traffic, not to exceed fifty thousand dollars.

E. Delivery Services and Transporters are subject to the following additional conditions:

- 1) Delivery Services and Transporters located within an industrial zone shall be permitted and subject to the same conditions as Commercial Vehicle parking.
- 2) Said facilities comply with all applicable Site Plan standards as indicated in Section 118-1451 of these regulations.
- 3) Delivery Services and Transporters shall be considered a warehousing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.