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ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE 1 DEFINITIONS AND ARTICLE V. SECTION 42, TABLE 3, USE TABLE OF THE NEW HAVEN ZONING ORDINANCE TO DEFINE “JUICE BARS AND SIMILAR FACILITIES” AND TO PROHIBIT “JUICE BARS AND SIMILAR FACILITIES” WITHIN ESTABLISHMENTS THAT OPERATE UNDER A CAFE PERMIT AND THAT SELL OR SERVE ALCOHOLIC BEVERAGES.

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WHEREAS; a juice bar or similar facility is a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)); and

WHEREAS; certain establishments that hold a Café Permit are enabled by state statute to host “juice bars” or all ages nights involving the participation of those between 18 and 21 years of age; and

WHEREAS; the City of New Haven Zoning Ordinance makes no distinction nor separate regulatory framework for the zoning of juice bars; and

WHEREAS; a concentration of juice bars now exists in the City with certain special events drawing up large crowds both in- and outside- the premises; and

WHEREAS; the large crowds and recent incidents of violence have impacted public safety with documentation of over 50 incidents addressed by the New Haven Police Department in a recent six month period at establishments all concentrated in the Downtown neighborhood; and

WHEREAS; such juice bars introduce additional difficulties in establishing and controlling order, increase the need for police presence beyond the established premise, and take away resources from other public safety duties both in the Downtown and citywide; and

WHEREAS; such juice bars have an increasingly adverse impact on the surrounding community, particularly residents, restaurants and hospitality; and

WHEREAS; the City is seeking to establish appropriate zoning regulations governing the location and operation of such uses; and

WHEREAS, pursuant to Article XIII, Section 2E of the Charter, the Board of Alders referred the zoning ordinance text amendments to the New Haven City Plan Commission for a public hearing; and

WHEREAS, on XXX, 2026, the City Plan Commission held a public hearing on zoning ordinance text amendments after providing due notice of such hearing in accordance with the provisions of law; and

WHEREAS, on XXX, 2026, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII of the Charter and Sections 64(d)(2) of the Zoning Ordinance recommending approval of the zoning ordinance text amendments, CPC Report No. XXXX; and

WHEREAS, the Board of Alders finds that the Text Amendments and their provisions are in accordance with the Comprehensive Plan of Development of the City and are consistent with the land uses and the zoning classifications of neighboring parcels and with the standards set forth in Article XIII, Sections 2B through 2E of the Charter; and

WHEREAS, the Board of Alders further finds that after public notice, hearing, and due comment from the public, interested parties, and the various agencies of the City of New Haven, including, without limitation, the Department of Transportation, Traffic and Parking, the Engineering Department, and the Office of Building, Inspection and Enforcement, that the Text Amendments meet the objectives set forth in Zoning Ordinance, Article VII, Section 64(d) in that the Text Amendments are responsive to changes that have taken place in the City and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the purposes of zoning and the comprehensive plan of the City of New Haven.

NOW, THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Text Amendments are hereby adopted with the modifications of the existing zoning requirements requested by members of the Board of Alders as described in the attached hereto and made a part of this Ordinance.

ARTICLE I. DEFINITIONS

Section 1. Definitions.

The following definitions shall apply to all parts of the zoning ordinance. Words not defined in this ordinance shall be as defined in the most current edition of Webster's New World Dictionary, College Edition. Words in ***boldface italic*** in this ordinance are defined in this Article I or in an applicable section if their use is limited.

JUICE BAR OR SIMILAR FACILITY means a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)). This is only an accessory use to an establishment selling or serving alcoholic beverages, not a standalone principal use.

