



NEW HAVEN CITY PLAN COMMISSION
165 CHURCH STREET, NEW HAVEN, CT 06510
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February 15, 2022

The Honorable Alder Tyisha Walker-Myers
President, New Haven Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

**RE: ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING
ORDINANCE OF THE CITY OF NEW HAVEN CONCERNING THE RESPONSIBLE
AND EQUITABLE REGULATION OF ADULT-USE CANNABIS**

Dear President Walker-Myers:

I am pleased to submit the above-referenced amendment to the New Haven Zoning Ordinance which, if approved, will establish the land use and criteria for the establishment of Adult-Use Cannabis licenses in a manner consistent with the Connecticut Responsible and Equitable Regulation of Adult-Use Cannabis Act of 2021. The City Plan Department, working collaboratively with other departments and state agencies, drafted the attached legislation for your consideration.

A key aspect of this Ordinance is the creation of a new Section 42.6 specifically to address and align zoning provisions with state law and licensing procedures. The amendments are intended to ensure the sale, production or manufacturing of Adult-Use Cannabis occurs within certain business and industrial zoning districts with a special permit.¹ It also accounts for transporter or delivery service business licenses “As-of-Right”; whereby, no special permit would be required. This Ordinance prohibits the sale, production or manufacturing of cannabis in all residential districts. It further incorporates the State’s definitions as it relates to Adult-Use Cannabis into the City’s Zoning Ordinance to ensure alignment and improve customer service to the applicant and the community. It also ensures that Adult-Use Cannabis establishments retain and enhance the aesthetic character of the commercial area that surrounds these proposed allowable locations. This Ordinance also imposes a minimum distance requirement for certain licenses.

The regulations proposed for Adult-Use Cannabis align with the City’s Comprehensive Plan of Development by:

- Encouraging sustainable developments within the city by allowing a mix of land uses that, to the extent possible, rely on existing community facilities and infrastructure.
- Preserving neighborhood character.
- Growing small business.

¹ Special Permit – A land use permitted when the City Plan Commission finds that the standards for the use as contained within this Ordinance have been met. (Section 64(e) of the New Haven Zoning Ordinance) - [ARTICLE VIII. - ADMINISTRATION | Zoning | New Haven, CT | Municode Library](#)

- Adopting changes in the local and national economy.
- Promoting sustainable and balanced economic growth.
- Supporting start-up and small and minority-owned businesses.
- Continuing to promote business retention and attraction in the city.
- Promoting redevelopment of industrial areas of the city to retain and create jobs.
- Aligning the City's Zoning Ordinance with State legislation.

Thank you for taking these recommendations into consideration. These recommendations will ensure appropriate incorporation of the recent State Law into the City's Zoning Ordinance. Further, this ordinance is intended to encourage economic opportunity within the appropriate locations of cannabis establishments.

Thank you for your consideration. Should any questions, comments or concerns arise, please contact me.

Respectfully,

William Long
Deputy Director of Zoning

enclosures

cc: Barbara Montalvo, Office of the Mayor
Leslie Radcliffe, Chair, City Plan Commission
file