

ATTACHMENT A
CITY OF NEW HAVEN
BOARD OF ALDERS

In re: Petition for Zoning Text Amendment to
Section 42.6 concerning the responsible and
equitable regulation of Adult-use Cannabis to add
the ‘BE’ zone to Section 42.6(C)1 and 42.6(C)2.

**PETITION FOR AMENDMENT TO THE NEW HAVEN ZONING
ORDINANCE**

Pursuant to 1925 Special Act No. 490, § 5, Article VI § 19 Article VII, § 3L and Article XIII § 2 of the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the “Zoning Ordinance”), Petitioner Nathaniel Hougrand, Deputy Director of Zoning within the City Plan Department of the City of New Haven (“Petitioner”), hereby petitions the Board of Alders of the City of New Haven to amend the New Haven Zoning Ordinance to allow for cannabis uses which are permitted, either as-of-right or by Special Permit, depending on the use (NHZO Section 42.6(C)1 and 42.6(C)2) within the Wholesale and Distribution (BE) Zoning District.

In support of this Petition, Petitioner represents as follows:

1. The ‘BE’ Zoning District encompasses approximately 122.4 acres starting from the intersection of South Frontage Road and South Orange Street going South, Southeast to Long Wharf Drive. A Map of this zone is included in this submission as Attachment C.

2. Section 42.6 ensures that the sale, production or manufacturing of Adult-Use Cannabis occurs within certain business and industrial zoning districts with a special permit. It also accounts for transporter or delivery service business licenses “As-of-Right”; where no

special permit would be required. This ordinance prohibits the sale, production or manufacturing of cannabis in all residential districts and three zoning overlay districts.

3. This proposal seeks to include the 'BE' Zoning District in the same manner as the business and industrial zoning districts with respect to the sale, production or manufacturing of Adult-Use Cannabis as well as transporter or delivery services.

4. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance Text amendment is in accordance with the Comprehensive Plan of Development for the City of New Haven as the amendment will encourage and allow for the use of Adult-Use Cannabis to be appropriately permitted within the BE Zoning District in the same manner as the New Haven Zoning Ordinance currently allows. As also required by, Article VII Section 3L and Article XIII 2, this amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

WHEREFORE, Petitioner requests that the Board of Alders approve the amendment to the Zoning Ordinance set forth in Schedule B and attached hereto.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nath Hougrand', written in a cursive style.

Nathaniel Hougrand
Deputy Director of Zoning
City Plan Department