

Section 060-020 Use Classifications

1. In an Industrial/Commercial zone, except for residential uses, any building or premises may be used, and any building may be structurally altered for any uses permitted as specified herein in a B-1 or B-2 Business Zone and for wholesale businesses, offices, kennels, storage warehouses and the manufacturing, processing or assembling of goods, subject to a site plan and landscaping plan approved by the Zoning Commission as provided in Chapters 130 and 175 of these regulations. As an aid in the interpretation of this section of these regulations “solid waste facilities” and “recycling facilities” as those terms are defined in Chapter 446d State Statute 22a-207 of the Connecticut General Statutes are not permitted uses of land, buildings or structures.
2. All buildings where goods are sold or services rendered primarily at retail shall not exceed a floor area of 40,000 square feet.
3. As an accessory use, the outside storage and/or display of inventory; construction equipment; heavy machinery such as backhoes and loaders; trucks and trailers; construction materials (including but not limited to lumber, piping, earth materials, concrete materials); traffic control devices; construction office trailers; buildings and other structures for the repair of equipment may be permitted subject to acquisition of a Special Permit in accordance with Chapter 180 of these regulations.
4. Subject to Special Permit and Site Plan Approval from the Zoning Commission in accordance with the provisions of Chapters 175 and 180, and the additional standards of Section 170-050, the following medical marijuana and cannabis establishments may be permitted: *(Added Effective: September 9, 2022)*
 - a. Medical Marijuana Production Facilities *(Added Effective: September 9, 2022)*
 - b. Medical Marijuana Dispensary Facilities, subject to the standards of Section 045-020(3v) *(Added Effective: September 9, 2022)*
 - c. Cannabis Cultivators and Micro-cultivators *(Added Effective: September 9, 2022)*
 - d. Cannabis Retailers and Hybrid Retailers *(Added Effective: September 9, 2022)*
 - e. Cannabis Manufacturers, including Food and Beverage Manufactures and Product Manufacturers and Packagers *(Added Effective: September 9, 2022)*
 - f. Cannabis Delivery Services and Transporters *(Added Effective: September 9, 2022)*