

DRAFT
New Milford Zoning Commission
Proposed Amendments to the New Milford Zoning Regulations in Response to
PA 21-1: The Responsible and Equitable Regulation of Adult-Use Cannabis Act
(RERACA)

Public Hearing Date: June 14, 2022

Part III Section 060-020 IC Zone, Use Classifications

Section 060-020 Use Classifications

1. In an Industrial/Commercial zone, except for residential uses, **and unless specified otherwise below,** 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 related uses may be permitted:**
 - a. **Medical Marijuana Production Facilities**
 - b. **Medical Marijuana Dispensary Facilities, provided the proposed site is not within 500 feet of any public or private school, daycare, place of worship, public playground, or public park, measured by taking the nearest straight line between the respective lot boundaries or each site**
 - c. **Cannabis Cultivators and Micro-cultivators**
 - d. **Cannabis Retailers and Hybrid Retailers**
 - e. **Cannabis Manufacturers, including Food and Beverage Manufactures and Product Manufacturers and Packagers**
 - f. **Cannabis Delivery Services and Transporters**