

Amendment to the New Milford Zoning Regulations

Adopted: August 23, 2022
Effective: September 9, 2022

New Milford Zoning Commission, Proposed Amendment to the New Milford Zoning Regulations, Chapter 45, Section 045-020, Permitted Uses, to 1) add “Cannabis Micro-cultivators”, “Cannabis Retailers and Hybrid Retailers”, “Cannabis Manufacturers, including Food and Beverage Manufacturers, Product Manufacturers, and Product Packagers” as permitted uses in the B-2 Zone, subject to Special Permit and Site Plan Approval, and 2) to amend the requirements for Medical Marijuana Dispensary Facilities permitted in the B-2 Zone.

Part II Section 045-020 B-2 Zone, Permitted Uses

Section 045-020 Permitted Uses

No building or other structure shall be constructed, reconstructed, expanded or altered, and no use of land, buildings or other structures shall be established, altered or expanded except in conformity with these regulations.

1. All uses as noted in Section 040-020 may be permitted subject to the same conditions as noted in that section.
2. The following additional uses are allowed as a matter of right in the B-2 zone subject to site plan approval in accordance with the provisions of Chapter 175, and issuance of a zoning permit by the zoning enforcement officer.
 - a. Wholesale sales office or sample room.
 - b. Garage for auto customizing, with all vehicles to be customized stored inside.
 - c. Garage for the repair of motor vehicles, with no outside storage of motor vehicles which have been brought to the facility for repair.
3. Special Permit Uses: The following uses or substantial additions or changes to existing uses may be permitted subject to acquisition of a special permit and site plan approval in accordance with the provisions of Chapters 175 and 180 of these regulations.
 - a. Garage for auto customizing with the accessory use of outside storage of motor vehicles.
 - b. Garage for the repair of motor vehicles with the accessory use of outside storage of motor vehicles.
 - c. Building for the sales of new and used motor vehicles with or without outside storage of vehicles.
 - d. Building for the sales of new and used motor equipment with or without outside storage of equipment.
 - e. Building or garage for the sales and repair of new and used boats, jet skis or other watercraft.
 - f. Research laboratories
 - g. Carpentry, woodworking and millwork manufacture.
 - h. Manufacturing.
 - i. Newspaper and printing establishments.

- j. Bookbinding and photoengraving establishments.
- k. Blueprinting, photography and similar reproduction services.
- l. Buildings for monument and stone cutting.
- m. Tool and die making shops.
- n. Shops for assembling or finishing of articles to be sold at wholesale.
- o. Shops for manufacturing.
- p. Warehousing.
- q. Construction Yards with outside storage of construction equipment and construction materials.
- r. Shop and storage area used by a contractor or building tradesman such as a plumber, electrician, painter, landscaper and similar occupations.
- s. Outside storage of any material associated with assembly, manufacturing or research facilities shall be by special permit only.
- t. Medical marijuana production facilities (*Effective: February 26, 2014*)
- u. Gasoline Service stations with or without a convenience market (*Effective: June 13, 2014*)
- v. Medical marijuana dispensary facility, 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.
- w. Subject to the additional standards of Section 170-050, the following cannabis establishments may be permitted:
 - i. Cannabis Micro-cultivators
 - ii. Cannabis Retailers and Hybrid Retailers
 - iii. Cannabis Manufacturers, including Food and Beverage Manufacturers, Product Manufacturers, and Product Packagers