

Proposed Zoning Text Changes to the City of Stamford’s Adult Use Cannabis and Smoke Shop Regulations

03/18/2024

1. Purpose

The purpose of the proposed regulations is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare in particular of children and adolescents.

2. Proposed Changes to the Regulations for Cannabis Retailers

The following changes are proposed for Adult Use Cannabis Retailers (including hybrid retailers who sell medical and recreational marijuana):

- a. Cannabis retailers would not be allowed on parcels that directly abut or are directly across single-family or certain multi-family zoning districts. Currently, if the use is permitted in the zoning district, it could be located directly next to these districts.
- b. The proposed text change would also eliminate Cannabis retailers as a permitted use in C-N and C-B districts, which tend to be close to residential areas. Instead, it would be permitted in the C-G and C-C districts which are primarily located Downtown.
- c. In addition, Cannabis retailers would be prohibited within 1,000 feet of a Community Center serving children and adolescents, in addition to the current prohibition of such establishments within 1,000 feet of public or private schools. For this purpose, a new definition for Community Center would be added to Section 5.E. of the Regulations.

3. Proposed Changes to the Regulations for Smoke Shops

The following changes are proposed to the regulations for Smoke Shops or Tobacco Stores:

- a. A new definition of “Tobacco Sales” would clarify what can be sold in Tobacco Stores or Smoke Shops. Tobacco Sales would be considered everything that contains nicotine (either as tobacco or vaping or other forms), and paraphernalia.
- b. Smoke Shops and Tobacco Stores would be prohibited on parcels directly abutting certain residential districts.
- c. Smoke Shops and Tobacco Stores would no longer be permitted uses in the C-B and C-N zoning districts which tend to be near residential areas. Cannabis retailers would be allowed in the C-C and C-G districts, where they are currently permitted.
- d. A retail establishment where more than 10% of the retail area is dedicated to Tobacco Sales would be considered a Smoke Shop or Tobacco Store, a reduction from the current 50%.
- e. Smoke Shops or Tobacco Stores would be prohibited within 1,000 feet of a Community Center serving children and adolescents, in addition to the prohibition of such establishments within 1,000 feet of public or private schools.

4. Other Changes

Section 13.C.5. of the Stamford Zoning Regulations would be amended to reduce the amount of advertisement that is allowed within store windows and clarify that no advertisement for cannabis or tobacco sales would be permitted.