



City of Bristol Comprehensive Zoning Update

Date: 3/25/25

Recommendation 27: Cannabis Cultivation

Purpose: Regulate the cultivation of cannabis so as to permit only within indoor locations in the Industrial and Industrial Park zones and to provide adequate controls on their establishment to control potential nuisances associated with such use.

Description: Add cannabis cultivation and micro-cultivation as defined and authorized by Connecticut General Statutes Section 21a-420 as a Special Permit use in the Industrial zone, and Industrial Park Zones. Allow indoor cultivation only; prohibit outdoor cultivation.

Geographic Extents: Industrial zone, Industrial Park 1, 3, and 25 zones.

Potential Impacts: May result in establishment of a cannabis cultivation facility in the IP-1 or IP-25 zone. Location of such use in the I or IP-3 is unlikely given the residential zone distancing requirement and the size of those zones relative to their proximity to residential zones. May result in the establishment of a cannabis micro-cultivation facility in the I, IP-1, IP-3, or IP-25 zones.

Context: The zoning regulations currently lack regulations or restrictions on cannabis establishments permitted under Connecticut General Statutes Section 21a-420. Without regulations specific to cannabis establishments, establishments may locate in zones where similar non-cannabis establishments may be located. Multiple cities and towns in Connecticut permit Cannabis cultivators with varying restrictions on their location and operations. Below is a summary of regulations from five municipalities:

Town or City	Distancing Requirement from Residential Zone or Use	Distancing Requirement from Schools, Churches, Parks and other Sensitive Uses	Distancing Requirement from other Cannabis Cultivators	Other
East Hartford	none	none	none	Police and Fire Department approvals. Odor monitoring and mitigation
New Britain	100 feet	200 feet	1,000 feet	Security Plan Requirement
Rocky Hill	200 feet	200 feet	1,000 feet	
Southington	750 feet	750 feet	1,000 feet	
Waterbury	none	500 feet	2,000 feet	Security Plan, Odor Abatement Plan Requirement



Recommended Zoning Amendments:

1. Amend the Section 4.2 Principal Use Summary Table to including "Cannabis Cultivation" and "Cannabis MicroCultivation" as Special Permit uses in the I, IP-1, IP-3, and IP-25 zones.
2. Add new section 4.3.24 Cannabis Cultivation and Micro-Cultivation as follows:

4.3.24 Cannabis Cultivation and Micro-Cultivation

- A. All Cannabis cultivators and micro-cultivators are subject to Article VIII of the City of Bristol Code of Ordinances.
 - B. Cannabis cultivation and cannabis micro-cultivation shall only be permitted as indoor uses. The outdoor cultivation of cannabis is prohibited within the City of Bristol.
 - C. Cannabis cultivation facilities shall be located at least 500 feet from a residential zone. Micro-cultivation facilities shall be located at least 250 feet from a residential zone. The distance requirement shall be measured by taking the nearest straight line between the facility building and the zoning boundary.
 - D. Consistent with Section 13-125 of the City of Bristol Code of Ordinances, no cannabis cultivator or micro-cultivator shall be permitted to operate on a site that is within 250 feet of any school, church, hospital, municipal park or municipal recreational facility as measured by taking the nearest straight line between the respective lot boundaries of said sites. The establishment of one of these uses within 250 feet of an existing cannabis cultivator or micro-cultivator shall not cause the cultivator or micro-cultivator to be non-conforming.
 - E. No cannabis cultivator or micro-cultivator shall be located within 1,000 feet of another cannabis cultivator or micro-cultivator. The distance requirement shall be measured by taking the nearest straight line between the respective lot boundaries of the sites.
 - F. The facility shall not generate waste or emissions that result in adverse environmental impacts to surrounding properties and mitigation measures shall be taken to control the generation of odor.
 - G. The Police Department shall review and approve a proposed security plan for the facility prior to granting of a Special Permit.
 - H. The Fire Marshal Office/Fire Department shall review and approve the planned location(s) for the storage of fertilizers associated with cannabis production and proposed fire detection and suppression systems prior to granting of a Special Permit.
 - I. The applicant shall have received a provisional license (or equivalent) approval from the Connecticut Department of Consumer Protection prior to granting of a Special Permit.
3. Add new the following definitions of Cannabis Cultivator and Micro-Cultivators to the Section 19 Use Definitions:

Cannabis Cultivation: A facility run by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space per CGS Section 21a-420, as amended.

Cannabis Micro-Cultivation: A facility run by a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection per CGS Section 21a-420, as amended.