



Planning & Zoning Office
Town of Richmond
P.O. Box 285
Richmond, VT 05477
(802) 434-2430

TO: Richmond Selectboard

FROM: Ravi Venkataraman, Town Planner

DATE: December 1, 2022

SUBJECT: Retail Sales of Cannabis

If no changes to the zoning regulations are made between now and Town Meeting Day, and if the town chooses to opt in to having retail cannabis establishments, retail cannabis establishments would be allowed wherever the following uses are allowed:

- Adaptive Use - The development of a new use for an older building or for a building originally designed for a special or specific purpose. [Under §5.6.7, buildings that are at least 50 years old, has a minimum 4,000 square feet and has historical or architectural significance to the town may be allowed to host "Enterprises whose principal use is the sale of products produced in Vermont"]
- Multi-Use Commercial - Activity involving the sale of goods or services carried out for profit in conjunction with two or more types of commercial activities on the same lot.
- Cottage Industry - A commercial, manufacturing, or industrial use which is housed in a single-family dwelling or in an accessory structure to a single-family dwelling, on the same lot as the dwelling. A Cottage Industry is not a Home Occupation
- Pharmacy - an establishment where prescription and over-the-counter medications are sold
- Retail Sales/Business - Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

In summary:

- Cannabis sales could be allowed as an adaptive use if the building is old enough, large enough and has historic significance.
- Cannabis sales could be allowed within a Multi-Use Commercial use along with any other commercial use.
- Cannabis sales could be allowed as a Cottage Industry if the property has a single-family dwelling, the owner of the business lives on the same property as the single-family dwelling and the cottage industry, and the proposal for the cottage industry adheres to the standards in §5.6.6.
- Cannabis sales could be allowed as pharmacy or retail sales/business uses if it meets all applicable standards in the Zoning Regulations.

Under the current zoning regulations, the abovementioned uses are allowed in districts accordingly (For reference, DRB = Requires review by the DRB and then a Zoning Permit from Zoning Administrator, No = Not allowed):

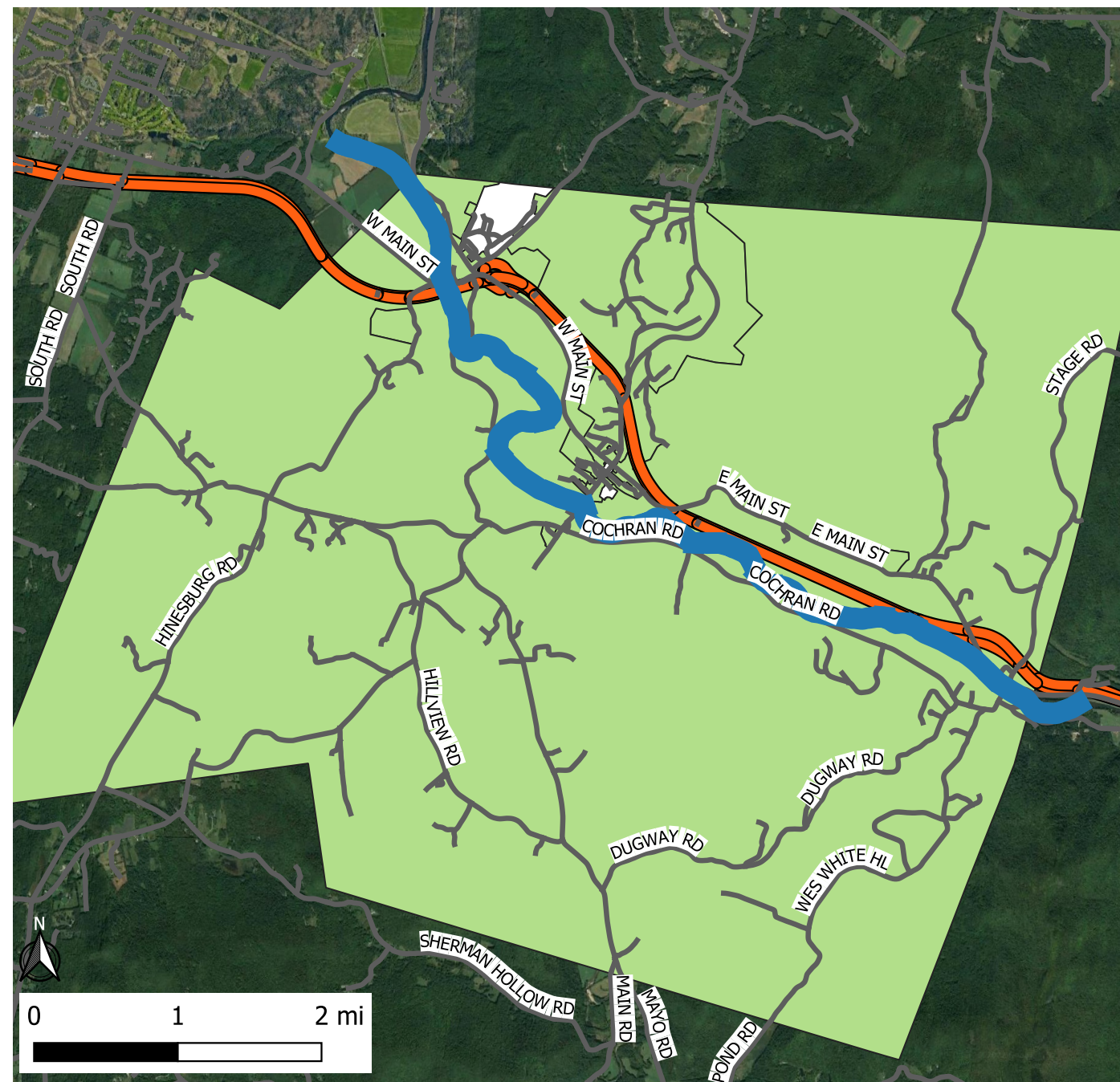
	Adaptive Use	Multi-Use Commercial	Cottage Industry	Pharmacy	Retail Sales
Agricultural/Residential District	DRB	No	DRB	No	No
High Density Residential District	DRB	No	DRB	No	No
Residential/Commercial District	DRB	No	DRB	No	DRB
Gateway Commercial District	DRB	DRB	DRB	No	DRB*
Village Commercial District	DRB	DRB	No	No	DRB
Commercial District	DRB	DRB	No	No	No
Industrial/Commercial District	DRB	DRB	No	No	DRB
Mobile Home Park District	No	No	No	No	No
Jolina Court District	No	DRB	No	DRB	DRB
Village Downtown District	No	DRB	No	DRB	DRB

*Retail sales are allowed in the Gateway Commercial District as an accessory use to a light manufacturing establishment and the retail sales use cannot exceed 3,000 square feet.

Keep in mind that the table above does not delve into specifics regarding Conditional Use Review and Site Plan Review. In certain districts, retail sales are listed as permitted uses but are still subject to Site Plan Review by the DRB. Site Plan Review by the DRB is focused on the access, layout and internal circulation within a property; this includes landscaping, traffic impacts, and stormwater impacts. All uses—regardless of if the use is reviewed only by the Zoning Administrator, by the DRB through Site Plan Review, or by the DRB through Conditional Use Review—must adhere to the entire Zoning Regulations, including standards on traffic, lighting, signage, parking, and performance (noise, odors, impacts on neighboring properties).

Maps showing the districts the respective uses are allowed are enclosed.

Adaptive Use - Allowed Locations



LEGEND

Winooski River

Roads

I-89

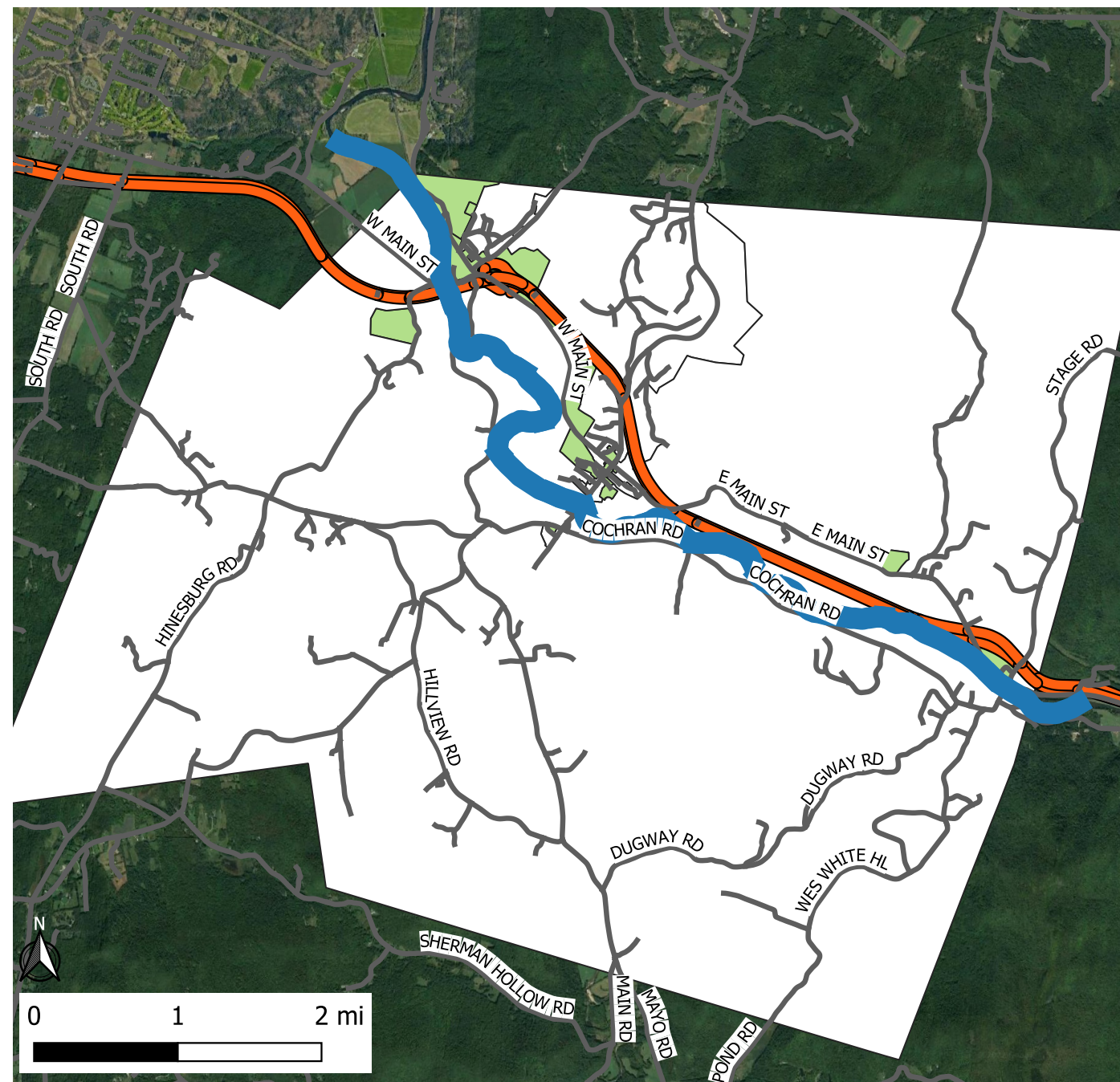
Adaptive Use - Allowed Locations

Not Allowed

Allowed



Commercial Multi-Use - Allowed Locations



LEGEND

Winooski River

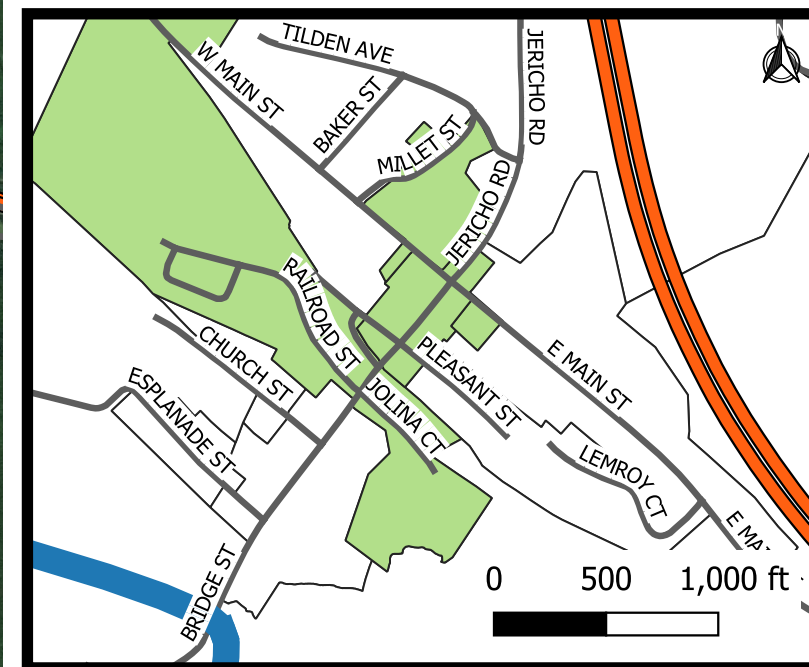
Roads

I-89

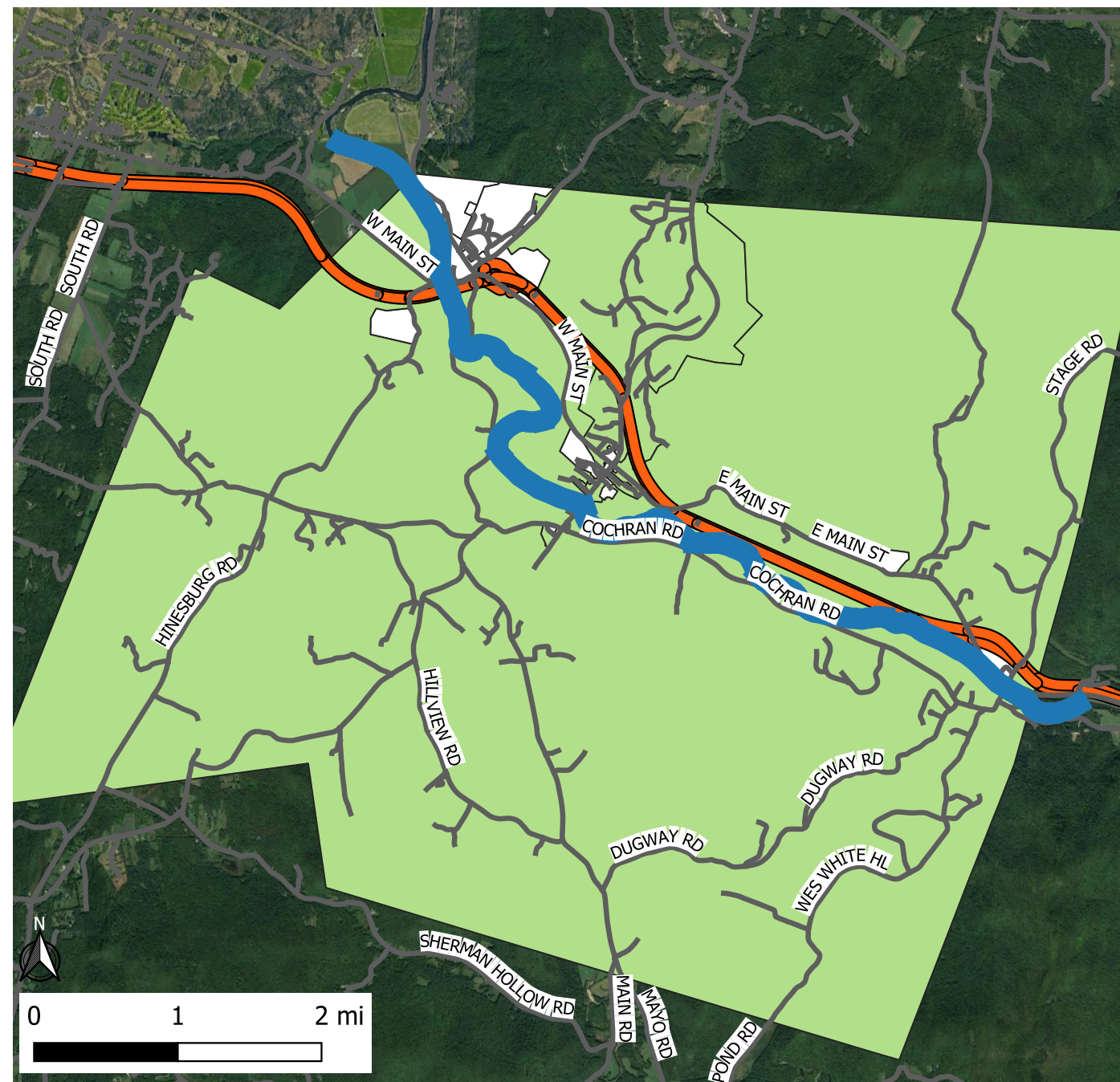
Commercial Multi-Use - Allowed Locations

Not Allowed

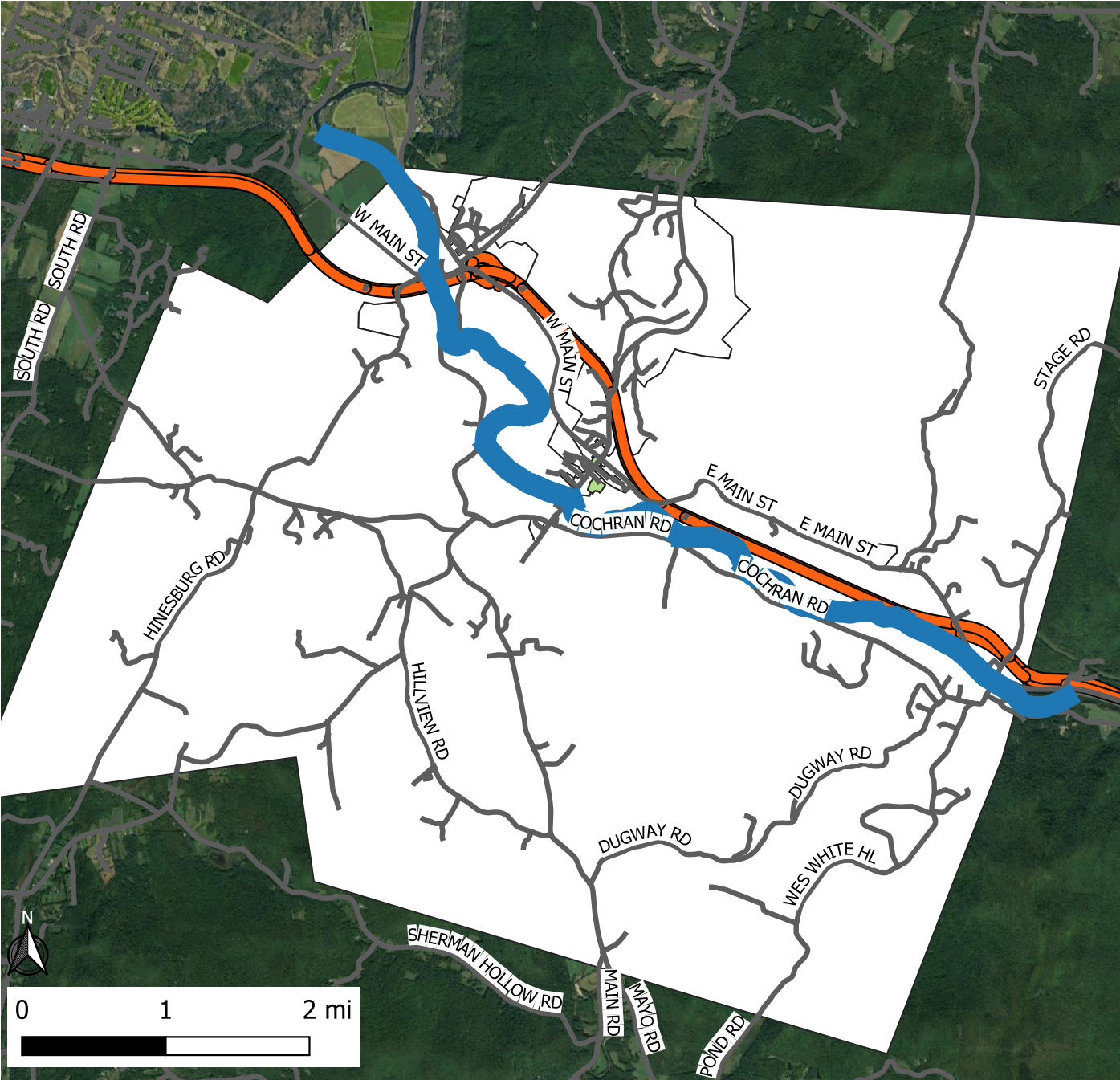
Allowed



Cottage Industry Use - Allowed Locations



Pharmacy Use - Allowed Locations



LEGEND

Winooski River

Roads

I-89

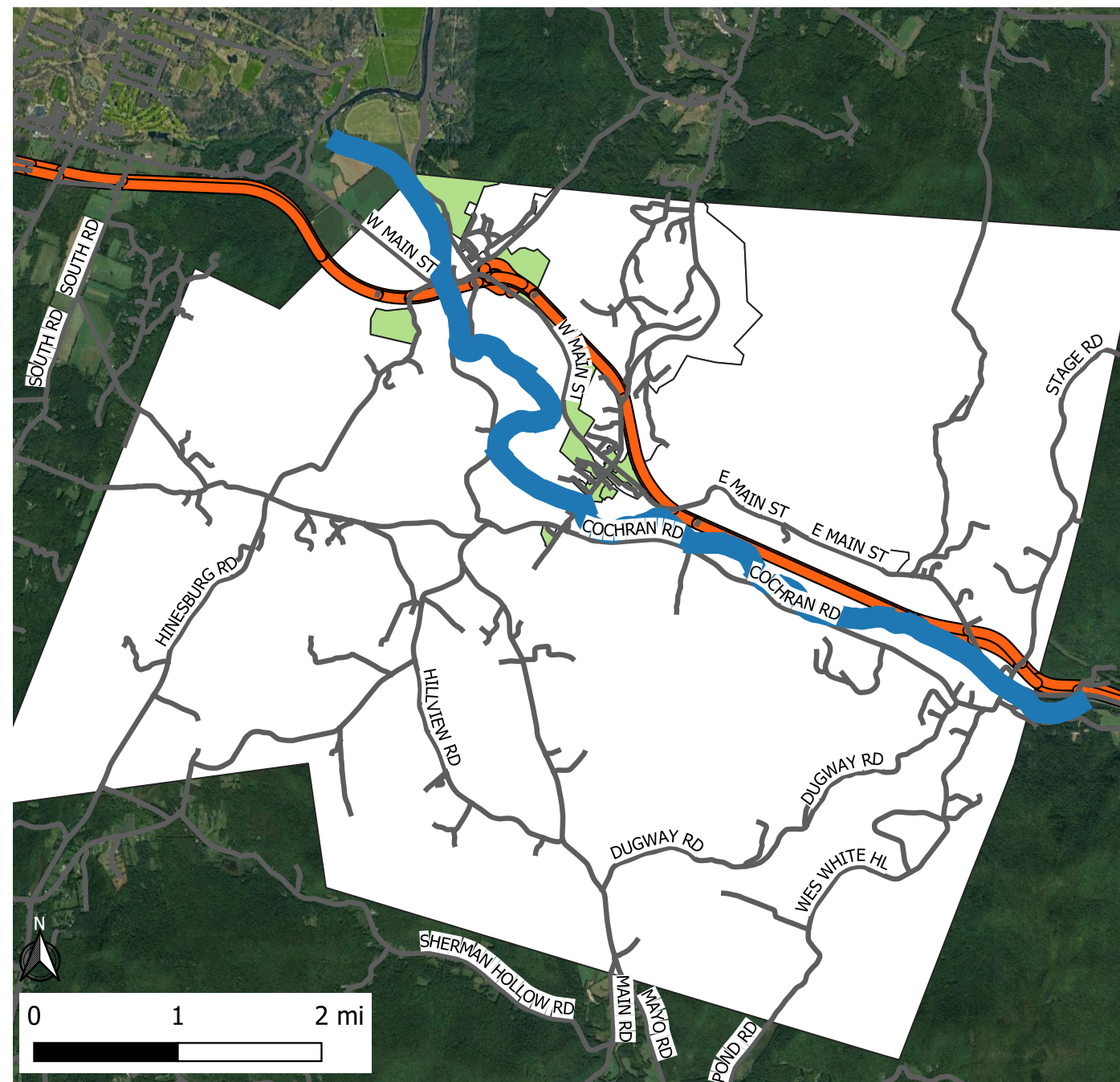
Pharmacy Use - Allowed Locations

Not Allowed

Allowed



Retail Sales/Business Use - Allowed Locations



LEGEND

 Winooski River

 Roads

 I-89

Retail Sale/Business Use - Allowed Locations

 Not Allowed

 Allowed

