

DRAFT COMPREHENSIVE CANNABIS LAND USE POLICY



ADULT USE & MEDICAL CANNABIS LAND USE CLASSIFICATIONS		CITY OF SANTA ROSA (City Code)										
		ALLOWED LAND USES AND PERMIT REQUIREMENTS BY ZONING DISTRICT:										
		RESIDENTIAL	COMMERCIAL							INDUSTRIAL		
		<i>all</i>	CO	CN	CG	CV	CD	CSC	TV-M	BP	IL	IG
RETAIL (DISPENSARY) AND DELIVERY	RELATED STATE LICENSES											
Cannabis Retail (Dispensary) and Delivery	10	--	CUP (1)	CUP (1)	CUP (1)	--	--	CUP (1)	--	CUP (1)	CUP (1)	CUP (1)
CULTIVATION												
PERSONAL - OUTDOOR, INDOOR, & MIXED LIGHT												
Personal Cannabis Cultivation	<i>exempt</i>	<i>Up to 6 plants maximum per residence (4)</i>										
COMMERCIAL - OUTDOOR												
Commercial Cannabis Cultivation	1, 1C, 2, 3, 4	--	--	--	--	--	--	--	--	--	--	--
COMMERCIAL - INDOOR & MIXED LIGHT (GREENHOUSE)												
Commercial Cannabis Cultivation – <i>up to 5,000 square feet</i>	1A, 1B, 1C, 4	--	--	--	--	--	--	--	--	--	MUP	MUP
Commercial Cannabis Cultivation – <i>5,001 square feet or greater</i>	2A, 2B, 3A, 3B, 4	--	--	--	--	--	--	--	--	--	CUP	CUP
Commercial Cannabis Microbusiness - <i><10,000 sq ft (cultivation, manufacturing, distribution, and retail)</i>	12	--	--	--	--	--	--	--	--	--	CUP (1)	CUP (1)
SUPPORT USES												
Commercial Cannabis Manufacturing – Level 1	6	--	--	--	--	--	--	--	--	P (3)	P (3)	P (3)
Commercial Cannabis Manufacturing – Level 2	7	--	--	--	--	--	--	--	--	--	CUP	CUP
Commercial Cannabis Testing Laboratory	8	--	MUP	--	--	--	--	--	--	P	P	P
Commercial Cannabis Distribution	11	--	--	--	--	--	--	--	--	MUP (2)	P (3)	P (3)

KEY:

CANNABIS STATE LICENSE TYPES:

- Type 1 = Cultivation; Specialty outdoor. Up to 5,000 sq ft of canopy
- Type 1A = Cultivation; Specialty indoor. Up to 5000 sq ft
- Type 1B = Cultivation; Specialty mixed-light. Using exclusively artificial lighting.
- Type 1C = Cultivation, “specialty cottage,” for cultivation using a combination of natural and supplemental artificial lighting of 2,500 square feet or less of total canopy size for mixed-light cultivation, up to 25 mature plants for outdoor cultivation, or 500 square feet or less of total canopy size for indoor cultivation, on one premises.
- Type 2 = Cultivation; Outdoor. Up to 5000 sq ft, using a combination of artificial and natural lighting
- Type 2A = Cultivation; Indoor. 5001 -10,000 sq ft.
- Type 2B = Cultivation; Mixed-light. 5001 -10,000 sq ft
- Type 3 = Cultivation; Outdoor. 10,001 sq ft - 1 Acre
- Type 3A = Cultivation; Indoor. 10,001 - 22,000 sq ft
- Type 3B = Cultivation; Mixed-light. 10,001 - 22,000 sq ft
- Type 4 = Cultivation; Nursery
- Type 6 = Manufacturer Level 1 for manufacturing and processing of products not using volatile solvents
- Type 7 = Manufacturer Level 2 for manufacturing and processing of products using volatile solvents
- Type 8 = Testing laboratory
- Type 10 = Retail; includes delivery services
- Type 11 = Distribution
- Type 12 = Microbusiness; cultivation <10,000 sq.ft. with manufacturing, distribution, and retail

CITY ZONING DISTRICTS:

- CO – Office Commercial BP – Business Park
- CN – Neighborhood Commercial IL – Light Industrial
- CG – General Commercial IG – General Industrial
- CV – Motor Vehicle Sales
- CD – Downtown Commercial
- CSC – Community Shopping Center
- TV-M – Transit Village Mixed Use

PERMIT AND REVIEW AUTHORITY:

- MUP** – Minor Conditional Use Permit required; with public notice; and action by the Zoning Administrator
- CUP** – Major Conditional Use Permit required; with public hearing; and action by the Planning Commission
- P** – Permitted Use; Zoning Clearance required; followed by a Building Permit prior to occupancy
- Use is not allowed

FOOTNOTES:

- (1) Cannabis Retail (Dispensary) and Delivery is subject to a 1,000 feet minimum setback requirement to a “school”, as defined by the Health & Safety Code Section 11362.07-11362.83, subsection 11362.768; Also subject to a 600 foot minimum buffer setback between dispensaries permitted within the City of Santa Rosa. A Microbusiness which includes a retail component shall also comply with these restrictions.
- (2) Use only allowed if ancillary and related to a primary or dominant use. “Ancillary” means a use that is related but subordinate to the primary or dominant use of the site.”
- (3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use. The term “abut” means “having property lines, street lines, or zoning district lines in common.”
- (4) Maximum personal cultivation limit is 6 plants per residence, regardless of the number of residents and regardless of the reason for the cultivation. Outdoor cultivation is prohibited on parcels located adjacent to a “school”, as defined by the Health & Safety Code Section 11362.07-11362.83, subsection 11362.768.