

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required
	MUP	Minor Conditional Use Permit required
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	—	Use not allowed
LAND USE (1)	PERMIT REQUIRED BY ZONES	
	PD-96-002	IL
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>		
Agricultural product processing	—	—
Artisan/craft product manufacturing	—	P
Brewery—Brew pub	—	CUP
Brewery—Production	—	P
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP
Cannabis—Distribution	—	P(3)
Cannabis—Manufacturing level 1 (non-volatile)	—	P(3)
Cannabis—Manufacturing level 2 (volatile)	—	CUP
Cannabis—Microbusiness	—	CUP
Cannabis—Testing laboratory	—	P
Community care facilities—6 or fewer clients	CUP	P

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	PD-96-002	IL
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING (continued)</b>		
Community care facilities—7 or more clients	CUP	MUP
Furniture/fixtures manufacturing, cabinet shops	—	P(3)
Laboratory—Medical, analytical	—	P
Laundry, dry cleaning plant	CUP	MUP
Manufacturing/processing—Heavy	—	—
Manufacturing/processing—Light	CUP	P(3)
Manufacturing/processing—Medium	—	MUP
Media production—Indoor only	—	P(3)
Media production—With outdoor uses	—	P(3)
Petroleum product storage and distribution	—	—
Printing and publishing	CUP	P(3)
Recycling—Large collection facility	—	—
Recycling—Processing facility	—	—
Recycling—Reverse vending machines	—	P
Recycling—Scrap or dismantling yard	—	—
Recycling—Small collection facility	CUP	MUP
Research and development	CUP	P
Storage—Accessory	CUP	P

Storage—Contractor's yard	CUP	MUP
Storage—Open during extended or transitional hours	—	MUP
Storage—Outdoor	CUP	MUP
Storage—Personal storage facility (mini-storage)	CUP	P(3)
Warehouse, wholesaling and distribution	CUP	P(3)

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<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING (continued)</b>		
Winery—Boutique	—	P
Winery—Production	—	P
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>		
Adult entertainment business	—	S
Commercial recreation facility—Indoor	CUP	P
Commercial recreation facility—Outdoor	CUP	MUP
Community garden (6)	CUP	P
Conference/convention facility	CUP	MUP
Health/fitness facility—Commercial	CUP	MUP
Health/fitness facility—Quasi-public	—	MUP
Meeting facility, public or private	CUP	MUP
School, public or private	CUP	MUP
Sports and entertainment assembly facility	CUP	CUP
Studio—Art, dance, martial arts, music, etc.	CUP	MUP
Theater, auditorium	CUP	CUP

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**RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)**

Accessory Dwelling Unit	CUP	—
Animal Keeping – Domestic/exotic	—	S
Caretaker Unit	CUP	MUP
Emergency Shelter	CUP	CUP
Home Occupation	CUP	—

Junior Accessory Dwelling Unit	CUP	—
Live/work unit	CUP	—
Mixed use project	CUP	—
Mobile home/manufactured housing	CUP	—
Multi-family dwellings	CUP	—
Organizational house	CUP	—
Residential accessory uses and structures	CUP	—
Single-family dwelling	CUP	—
Supportive housing(8)	—	—
Transitional housing	—	CUP
Work/live unit	—	MUP
Bed & Breakfast Inns	CUP	—

**RETAIL TRADE**

Accessory retail uses	CUP	P
Alcoholic beverage sales	—	CUP
Auto and vehicle sales and rental	—	MUP
Bar/tavern	CUP	CUP
Building and landscape materials sales—Indoor	—	P
Building and landscape materials sales—Outdoor	CUP	MUP
Cannabis—Retail (dispensary) and delivery	CUP	CUP(7)
Construction and heavy equipment sales and rental	—	MUP
Farm supply and feed store	—	P
Fuel dealer (propane for home and farm use, etc.)	—	—
Gas station	—	CUP

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<b>LAND USE (1)</b>	<b>PD-96-002</b>	<b>IL</b>

**RETAIL TRADE (continued)**

Neighborhood center	CUP	MUP(5)
Night club	CUP	CUP
Office supporting retail	CUP	—
Restaurant, café, coffee shop—Counter ordering	—	P
Restaurant, café, coffee shop—Outdoor dining	—	MUP
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	P
Restaurant, café, coffee shop—Table service	—	P
Warehouse retail	CUP	CUP

**SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL**

ATM	—	P
Bank, financial services	—	—
Business support service	—	P
Medical service—Clinic, urgent care	—	MUP
Medical service—Doctor office	—	—
Medical service—Health care facility	—	—

Medical service—Integrated medical health center	—	MUP
Medical service—Lab	—	MUP
Medical service—Veterinary clinic, animal hospital	CUP	MUP
Office—Accessory	CUP	P
Office—Business/service	CUP	—
Office—Government	CUP	—
Office—Processing	CUP	—
Office—Professional	CUP	—

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<b>SERVICES—GENERAL</b>		
Accessory services	CUP	P
Catering service	—	P
Child day care center	—	MUP
Equipment rental	CUP	P(3)
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP
Kennel, animal boarding	—	MUP
Lodging—Hotel or motel	CUP	—
Maintenance service—Client site services	CUP	P
Personal services	—	MUP
Public safety facility	CUP	MUP
Repair service—Equipment, large appliances, etc.	—	MUP
Vehicle services—Major repair/body work	—	MUP
Vehicle services—Minor maintenance/repair	CUP	P
Broadcasting studio	—	P
Parking facility, public or commercial	CUP	—
Taxi or limousine dispatch facility	—	MUP
Telecommunications facilities	—	S
Truck or freight terminal	—	MUP
Utility facility	—	P(3)
Utility infrastructure	—	P(3)
Vehicle storage	—	MUP

**Notes:**

(1) See Division 7 for land use definitions.

(2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.

(3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.

(4) Use only allowed if ancillary and related to a primary or dominant use.

(5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.

(6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

(7) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.

(8) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in [Government Code](#) Section 65651.

(9) Conversion from one use to another requires a Conditional Use Permit

\* The land use and permit requirements set forth in this table shall be waived for all land uses approved under the provisions of Chapter [20-16](#), Resilient City Development Measures