

<b>Comparison of PD 73-001 and CG zoning district allowable land uses.</b>	
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<b>LAND USE (1)</b>	<b>PD 73-001</b>	<b>CG</b>
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<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>		
Artisan/craft product manufacturing	MUP	P
Brewery—Brew pub	MUP	MUP
Laboratory—Medical, analytical	—	—
Light Manufacturing	MUP	—
Recycling—Reverse vending machines	MUP	P
Recycling—Small collection facilities	MUP	MUP
Storage—Accessory	MUP	P
Storage—Personal storage facility (mini-storage)	MUP	MUP
Winery—Boutique	MUP	MUP
Winery—Production	CUP	CUP
Cannabis—Testing laboratory	—	—

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

<b>RESIDENTIAL USES</b>		
Animal keeping—Domestic and exotic	S	S
Community care facility—6 or fewer clients	MUP	P
Community care facility—7 or more clients	MUP	MUP
Emergency shelter—50 or fewer beds	MUP	P
Emergency shelter—51 or more beds	MUP	CUP
Home occupation	MUP	S
Live/work	MUP	MUP
Multi-family dwelling	MUP	MUP
Residential accessory uses and structures	MUP	P
Residential component of a mixed use project	MUP	MUP
Single-family dwelling—Attached only	CUP	CUP
Single room occupancy facility	CUP	CUP
Transitional housing	CUP	CUP
Work/live	MUP	MUP

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for permit requirement
—	Use not allowed

**TABLE 2-6  
Allowed Land Uses and Permit Requirements for Commercial  
Zoning Districts**

LAND USE (1)	PD 73-001	CG
<b>RETAIL TRADE</b>		
Accessory retail uses	MUP	P
Alcoholic beverage sales	CUP	CUP
Artisan shop	MUP	P
Auto and vehicle sales and rental	MUP	MUP
Auto parts sales (no installation services)	MUP	P
Bar/tavern	CUP	CUP
Building and landscape materials sales—Indoor	MUP	P
Building and landscape materials sales—Outdoor	—	MUP
Construction and heavy equipment sales and rental	—	—
Drive-through retail sales	CUP	CUP
Farm supply and feed store	MUP	MUP
Fuel dealer (propane for home and farm use, etc.)	MUP	—
Furniture, furnishings, appliance/equipment store	MUP	P
Gas station	—	CUP
General retail—Up to 20,000 sf of floor area	MUP	P
General retail—More than 20,000 sf, up to 50,000 sf	MUP	P
General retail—More than 50,000 sf of floor area	CUP	CUP
Grocery store, small—Less than 20,000 sf	MUP	P
Grocery store, large—20,000 sf and greater	CUP	CUP
Mobile food vending	—	MUP(9)
Mobile home, boat, or RV sales	—	MUP
Neighborhood center	MUP	P
Night club	MUP	MUP
Office—Supporting retail	MUP	P
Outdoor display and sales	—	MUP
Pharmacy	MUP	P
Restaurant, café, coffee shop—Counter ordering	MUP	P
Restaurant, café, coffee shop—Outdoor dining	MUP	P(8)
Restaurant, café, coffee shop—Serving alcohol (no bar)	MUP	P
Restaurant, café, coffee shop—Table service	MUP	P
Second hand store	MUP	MUP
Shopping center	MUP	P
Tasting room	MUP	P
Tobacco or smoke shop	MUP	MUP
Warehouse retail	CUP	CUP
Cannabis—Retail (dispensary) and delivery		CUP(10)
P	Permitted Use, Zoning Clearance required	
MUP	Minor Conditional Use Permit required	
CUP	Conditional Use Permit required	
S	See Specific Use Regulations for permit requirement	
—	Use not allowed	

<b>TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts</b>		
<b>LAND USE (1)</b>	<b>PD 73-001</b>	<b>CG</b>
<b>SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL</b>		
ATM	MUP	P
Bank, financial services	MUP	P
Business support service	MUP	P
Medical service—Clinic, urgent care	MUP	P
Medical service—Doctor office	MUP	P
Medical service—Health care facility	MUP	MUP
Medical service—Hospital	CUP	CUP
Medical service—Integrated medical health center	MUP	P
Medical service—Lab	MUP	P
Medical service—Veterinary clinic, animal hospital	MUP	MUP
Office—Accessory	MUP	P
Office—Business/service	MUP	P
Office—Government	MUP	MUP
Office—Processing	MUP	MUP
Office—Professional	MUP	P
<b>SERVICES—GENERAL</b>		
Accessory services	MUP	P
Adult day care	MUP	MUP
Catering service	MUP	P
Child day care—Large family day care home	MUP	MUP
Child day care—Small family day care home	MUP	P
Child day care center	MUP	MUP
Drive-through service	CUP	CUP
Equipment rental	MUP	P(4)
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP
Lodging—Bed & breakfast inn (B&B)	MUP	MUP
Lodging—Hotel or motel	MUP	MUP
Mortuary, funeral home	CUP	CUP
Personal services	MUP	P
Personal services—Restricted	MUP	MUP
Public safety facility	MUP	MUP
Repair service—Equipment, large appliances, etc.	MUP	MUP
Social service organization	MUP	MUP
Vehicle services—Major repair/body work	—	—
Vehicle services—Minor maintenance/repair	MUP	MUP
<b>TRANSPORTATION, COMMUNICATION &amp; INFRASTRUCTURE</b>		
Broadcasting studio	MUP	P
Parking facility, public or commercial	MUP	MUP
Telecommunications facilities	—	S
Transit station or terminal	MUP	MUP
Utility facility	CUP	CUP
Utility infrastructure	MUP	P
P	Permitted Use, Zoning Clearance required	
MUP	Minor Conditional Use Permit required	
CUP	Conditional Use Permit required	
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**Notes:**

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections 20-23.040 and 20-23.080.
- (3) Each new development on a site shown in Figure 2-1, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (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) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section 20-42.210.
- (10) Subject to a 600 feet minimum setback requirement to a “school,” as defined by the Health & 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.