

# COMPREHENSIVE CANNABIS LAND USE POLICY CHART



CANNABIS LAND USE CLASSIFICATIONS (covers both medical and adult use)		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
<b>RETAIL (DISPENSARY) AND DELIVERY</b>	RELATED STATE LICENSES											
Cannabis Retail (Dispensary) and Delivery	10	--	CUP (1)	CUP (1)	CUP (1)	--	--	CUP (1)	--	CUP (1)	CUP (1)	CUP (1)
<b>CULTIVATION</b>												
PERSONAL - OUTDOOR, INDOOR, & MIXED LIGHT												
Personal Cannabis Cultivation	<i>exempt</i>	<i>6 plants maximum per residence; only 2 allowed outdoors (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>&lt;10,000 sq ft (cultivation, manufacturing, distribution, and retail)</i>	12	--	--	--	--	--	--	--	--	--	CUP (1)	CUP (1)
<b>SUPPORT USES</b>												
Commercial Cannabis Manufacturing – <i>Level 1 (non-volatile)</i>	6, N, P	--	--	--	--	--	--	--	--	P (3)	P (3)	P (3)
Commercial Cannabis Manufacturing – <i>Level 2 (volatile)</i>	7	--	--	--	--	--	--	--	--	--	CUP	CUP
Commercial Cannabis Testing Laboratory	8	--	MUP	--	--	--	--	--	--	P	P	P
Commercial Cannabis Distribution	11, 13	--	--	--	--	--	--	--	--	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 9 = Non-storefront retail (on-line or delivery only)
- Type 10 = Retail; includes delivery services
- Type 11 = Distribution
- Type 12 = Microbusiness; cultivation <10,000 sq.ft. with manufacturing, distribution, and/or retail
- Type 13 = Distributor- Transport only
- Type 14 = Cannabis Event Organizer
- Type P = Processing
- Type N = Infusion
- Temporary Cannabis Event

**CITY ZONING DISTRICTS:**

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

**FOOTNOTES:**

- (1) Cannabis Retail (Dispensary) and Delivery must have a public storefront. Retail is subject to a 600 feet minimum setback requirement to a “school”, as defined by the Health & Safety Code Section 11362.07-11362.83, subsection 11362.768. Retail is 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 limited to a maximum limit of two (2) mature plants and outdoor cultivation is prohibited entirely on parcels located adjacent to a “school”, as defined by the Health & Safety Code Section 11362.07-11362.83, subsection 11362.768.

**PERMIT AND REVIEW AUTHORITY:**

- P** – Permitted Use; Zoning Clearance required; followed by a Building Permit prior to occupancy
- 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
- Use is not allowed



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