

LAND USE

17 Attachment 2

Table 2-2: Allowed Land Uses and Permit Requirements – Cannabis Uses

LAND USE	MAXIMUM CULTIVATION AREA PER PARCEL (square feet of canopy or # of plants)	MINIMUM PARCEL SIZE	STATE LICENSE TYPE	RESIDENTIAL						
				Open Space Conservation	Open Space Recreation	Rural Residential	Residential Very Low	Neighborhood Low	Neighborhood Medium	Neighborhood Urban
			Med/AU	OSC	OSR	RR	RVL	NL	NM	NU
PERSONAL CANNABIS CULTIVATION; No Permit Required										
Personal or Caregiver Cultivation (inside dwelling unit or accessory structure only)	6 plants/parcel	None	Exempt	-	-	P	P	P	P	P
COMMERCIAL CANNABIS USES, Commercial Cannabis Permit Required ⁽¹⁾										

LAND USE	MAXIMUM CULTIVATION AREA PER PARCEL (square feet of canopy or # of plants)	MINIMUM PARCEL SIZE	STATE LICENSE TYPE	COMMERCIAL						
				East Cotati Avenue Corridor	Gravenstein Highway Corridor	Downtown Commercial	Commercial / Industrial	General Industrial	Public Facility	Specific Use Regulations
			Med/AU	CE	CG	CD	CI	IG	PF	
PERSONAL CANNABIS CULTIVATION; No Permit Required										
Personal or Caregiver Cultivation (inside dwelling unit or accessory structure only)	6 plants/parcel	None	Exempt	p ^(1,2)	p ⁽²⁾	p ⁽²⁾	-	-	-	
COMMERCIAL CANNABIS USES, Commercial Cannabis Permit Required ⁽³⁾										
Outdoor Cultivation										
Specialty	5,000 sf or 50 plants	None	1/1	-	-	-	-	-	-	
Small	5,001 – 10,000 sf	None	2/2	-	-	-	-	-	-	
Medium	10,001 – 43,560 sf	None	3/3	-	-	-	-	-	-	
Large	43,561 sf or larger	None	5/5	-	-	-	-	-	-	
Nursery	20,000 sf	None	4/4	-	-	-	-	-	-	
Indoor Cultivation ⁽⁴⁾										
Specialty	501 – 5,000 sf		1A/1A	-	-	-	-	-	-	

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LAND USE	MAXIMUM CULTIVATION AREA PER PARCEL (square feet of canopy or # of plants)	MINIMUM PARCEL SIZE	STATE LICENSE TYPE	COMMERCIAL						Specific Use Regulations
				East Cotati Avenue Corridor	Gravenstein Highway Corridor	Downtown Commercial	Commercial / Industrial	General Industrial	Public Facility	
			Med/AU	CE	CG	CD	CI	IG	PF	
Small	5,001 – 10,000 sf		2A/2A	-	-	-	S	S	S	17.42.200
Medium	10,001 – 22,000 sf		3A/3A	-	-	-	S	S	S	17.42.200
Large	22,001 or larger		5A/5A	-	-	-	-	-	-	
Mixed Light Cultivation										
Specialty Cottage	2,500 sf		1C/1C	-	-	-	-	-	-	
Specialty	2,501 – 5,000 sf		1B/1B	-	-	-	-	-	-	
Small	5,001 – 10,000 sf		2B/2B	-	-	-	-	-	-	
Medium	10,001 – 22,000 sf		3B/3B	-	-	-	-	-	-	
Large	22,001 or larger		5B/5B	-	-	-	-	-	-	
MANUFACTURING ⁽⁵⁾										
Manufacturer 1: Non-Volatile/No Solvents	N/A		6/6	-	-	-	S	S	S	17.42.200
Manufacturer 2: Volatile Solvents	N/A		7/7	-	-	-	S	S	S	17.42.200
TESTING										
Testing Laboratories			8/8	-	P	-	P	P	P	
RETAIL (w/delivery)										
Nonstorefront Retailer (delivery only)			9/9	-	-	-	S	S	S	17.42.200
Storefront Retailer			10/10	-	S	-	-	-	-	17.42.200
DISTRIBUTOR										
Distributor ⁽⁶⁾			11/11	-	S	-	S	S	S	17.42.200
MICROBUSINESS (with delivery and/or cannabis consumption cafe/lounge)										
Microbusiness			12/12	-	S	-	-	-	-	17.42.200

NOTES:

- “-” Use Not Allowed
- “S” Check specific use regulations, as noted.
- “sf” means square feet.
- “P” Permitted Use
- “UP” Use permit required.
- “AU” means adult or recreational use.

(1) Commercial cannabis uses are not allowed in any residential zones.

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- (2) Allowed only in residential use portions of mixed-use development.
- (3) Commercial cannabis uses are not allowed within the Downtown Specific Plan or Santero Way Specific Plan areas.
- (4) Nursery use is allowed as part of any city-issued indoor cultivation cannabis permit. "Specialty cottage" cultivation is not permitted.
- (5) Each manufacturing use type can perform related subtypes for infusion of products and/or packaging and labeling. Shared use facilities are not permitted. "Processor" activities are considered part of cultivation, manufacturing, or distribution permit approvals, and subject to the applicable cannabis business tax, as determined by the city.
- (6) Includes transport-only distributor