

Santa Rosa City Code

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Title 20 ZONING
 Division 2 Zoning Districts and Allowable Land Uses
 Chapter 20-24 INDUSTRIAL ZONING DISTRICTS

20-24.030 Industrial district land uses and permit requirements.

A. General land use permit requirements. Table 2-10 identifies the uses of land allowed by this Zoning Code in the industrial zoning districts, and the land use permit required to establish each use, in compliance with Section 20-21.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

B. Re-occupancy with less intensive use. The re-occupancy of a building that was authorized by Minor Conditional Use Permit or Conditional Use Permit, with a use allowed in the same industrial zoning district by Table 2-10 as a permitted or conditional use, may occur with a Zoning Clearance where noted by Table 2-10, and where the Director determines that the proposed use is similar to or less intense than the previous use. The determination shall be based on the following criteria, and other relevant considerations as identified by the Director.

1. Pedestrian and vehicular traffic;
2. Parking requirements;
3. Number of employees and clients;
4. Nuisance factors, including noise, odors, fumes, dust, dirt, litter, vibrations, etc.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations
	BP	IL	IG	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Agricultural product processing	—	—	P(3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	CUP	—	
Brewery—Production	P	P	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46
Cannabis—Distribution	MUP(4)	P(3)	P(3)	20-46
Cannabis—Manufacturing level 1 (non-volatile)	P(3)	P(3)	P(3)	20-46
Cannabis—Manufacturing level 2 (volatile)	—	CUP	CUP	20-46
Cannabis—Microbusiness	—	CUP	CUP	20-46
Cannabis—Testing laboratory	P	P	P	20-46
Community care facilities—6 or fewer clients	P	P	P	

Key to Zoning District Symbols

BP	Business Park	IG	General Industrial
IL	Light Industrial		

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 2161, as specified in [Government Code](#) Section 65651.

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INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING (continued)

Community care facilities—7 or more clients	MUP	MUP	MUP	
Furniture/fixtures manufacturing, cabinet shops	—	P(3)	P(3)	
Laboratory—Medical, analytical	P	P	—	
Laundry, dry cleaning plant	—	MUP	P	
Manufacturing/processing—Heavy	—	—	MUP	
Manufacturing/processing—Light	P(3)	P(3)	P(3)	
Manufacturing/processing—Medium	—	MUP	MUP	
Media production—Indoor only	P	P(3)	P(3)	
Media production—With outdoor uses	MUP	P(3)	P(3)	
Petroleum product storage and distribution	—	—	MUP	
Printing and publishing	P(3)	P(3)	P	
Recycling—Large collection facility	—	—	MUP	20-42.120
Recycling—Processing facility	—	—	MUP	20-42.120
Recycling—Reverse vending machines	P	P	P(3)	20-42.120
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120

Recycling—Small collection facility	MUP	MUP	MUP	20-42.120
Research and development	P	P	MUP	
Storage—Accessory	P	P	P(3)	
Storage—Contractor’s yard	—	MUP	MUP	
Storage—Open during extended or transitional hours	—	MUP	MUP	
Storage—Outdoor	—	MUP	MUP	20-42.170
Storage—Personal storage facility (mini-storage)	—	P(3)	P(3)	20-42.180
Warehouse, wholesaling and distribution	MUP (4)	P(3)	P(3)	

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LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations
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INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING (continued)

Winery—Boutique	P	P	P	
Winery—Production	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	S	20-40
Commercial recreation facility—Indoor	MUP	P	P	

Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP(4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	

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

Accessory dwelling unit	P(4)	—	—	20-42.130
Animal keeping—Domestic/exotic	S	S	S	20-42.040
Caretaker unit	MUP(4)	MUP(4)	MUP(4)	
Emergency shelter	CUP	CUP	CUP	
Home occupation	S	—	—	20-42.070
Junior accessory dwelling unit	P(4)	—	—	20-42.130

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	PERMIT REQUIRED BY ZONE (2)			
	BP	IL	IG	

RESIDENTIAL USES (continued)

Live/work unit	MUP	—	—	<u>20-42.080</u>
Mixed use project	MUP	—	—	
Mobile home/manufactured housing	CUP(4)	—	—	<u>20-42.094</u>
Multi-family dwellings	CUP(4)	—	—	
Organizational house	CUP(4)	—	—	
Residential accessory uses and structures	P(4)	—	—	
Single-family dwelling	CUP(4)	—	—	
Supportive housing(8)	P	—	—	
Transitional housing	CUP	CUP	CUP	
Work/live unit	MUP	MUP	MUP	<u>20-42.080</u>

RETAIL TRADE

Accessory retail uses	P(4)	P	P	<u>20-42.024</u>
Alcoholic beverage sales	—	CUP	—	<u>20-42.034</u>
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	
Building and landscape materials sales—Outdoor	—	MUP	MUP	
Cannabis—Retail (dispensary) and delivery	CUP(7)	CUP(7)	CUP(7)	20-46
Construction and heavy equipment sales and rental	—	MUP	MUP	
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	
Gas station	—	CUP	CUP	<u>20-42.150</u>

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