

Title 20. Zoning

Division 2. Zoning Districts and Allowable Land Uses

Chapter 20-23. COMMERCIAL ZONING DISTRICTS

§ 20-23.010. Purpose.

This chapter lists the land uses that may be allowed within the commercial zoning districts established by Section **20-20.020** (Zoning Map and Zoning Districts), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size. (Ord. 3677 § 1, 2004)

§ 20-23.020. Purposes of commercial zoning districts.

The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows:

- A. CO (Office Commercial) district. The CO zoning district is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed use projects. The CO zoning district is consistent with and implements the Office land use classification of the General Plan.
- B. CN (Neighborhood Commercial) district. The CN zoning district is applied to areas within and adjacent to Residential neighborhoods appropriate for limited retail and service centers for convenience shopping. Uses in these centers are intended to provide for the day-to-day needs of local neighborhoods and workplaces, but not to be of such scope and variety as to attract substantial traffic volumes from outside the neighborhood. New development is encouraged to include both a residential and nonresidential component as noted by Section **20-23.030** (Commercial district land uses and permit requirements). The CN zoning district is consistent with and implements the Neighborhood Shopping Center land use classification of the General Plan.
- C. CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed use projects, and independent residential developments. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.
- D. CV (Motor Vehicle Sales) district. The CV zoning district is applied to areas appropriate for a concentration of new and used motor vehicle sales establishments and related support uses. The CV zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

- E. CMU (Core Mixed Use) district. The CMU zoning district is applied to areas within downtown Santa Rosa to foster a mix of residential and nonresidential uses to activate the greater Old Courthouse Square area and key transit corridors. The principal objectives of the CMU designation are to strengthen the role of this area as a business, governmental, retail, tourism, entertainment, and cultural hub for the region, and to accommodate significant new residential development. New residential development will serve as a catalyst for increased activity and create a built-in market for retail, service, and entertainment uses. High-rise development in all residential or mixed-use buildings is envisioned in a walkable, bikeable environment with public gathering places such as plazas, courtyards, or parks and easy access to public transit. The CMU zoning district implements and is consistent with the Core Mixed Use land use classification of the General Plan.
- F. SMU (Station Mixed Use) district. The SMU zoning district is applied to areas within downtown Santa Rosa to provide for a range of visitor-serving uses, including retail, restaurants, entertainment, cultural amenities, and hotels in proximity to the Downtown SMART station. While commercial uses are emphasized, new multi-family housing will also be allowed to support the daytime and evening vitality of the Downtown Station Area. New development will be required to respect the historic character of the Railroad Square area, adding to the mix of uses and enhancing the walkable, pedestrian-oriented streets and public spaces that attract locals, SMART train riders, and visitors from the wider region. The SMU zoning district implements and is consistent with the Station Mixed Use land use classification of the General Plan.
- G. MMU (Maker Mixed Use) district. The MMU zoning district is applied to areas within downtown Santa Rosa to emphasize a balanced mix of residential, creative, and maker-oriented uses, including artisan shops, studios, media production, printing and publishing, distilleries and micro-breweries, cannabis, tech start-ups, research and development facilities, limited light industrial uses, and other home-based businesses. Multi-family residential and live/work units are encouraged in all-residential or mixed-use buildings. Supportive uses that contribute to a vibrant village atmosphere, such as bodegas, specialty food stores, cafés, coffee shops, performing arts venues, theatres, restaurants, schools, and educational facilities are also permitted. The MMU zoning district implements and is consistent with the Maker Mixed Use land use classification of the General Plan.
- H. CSC (Community Shopping Center) district. The CSC zoning district is applied to areas appropriate for complexes of retail establishments, anchored by a large grocery store, serving clients from the community as a whole and in particular surrounding residential neighborhoods. These centers are intended to be designed to facilitate pedestrian and bicycle access in addition to vehicular access. Proposed commercial development is required to include a residential component when significant additions or reconstruction is proposed as noted by Section 20-23.030(Commercial district land uses and permit requirements), Table 2-6 and Section **20-23.080**. The CSC zoning district is consistent with and implements the Community Shopping Center land use classification of the General Plan.
- I. TV-M (Transit Village-Mixed) district. The TV-M zoning district is applied to areas within approximately one-quarter mile of a transit facility outside of the Downtown Station Area that are appropriate for a mix of higher density residential, office and commercial uses.
Development is designed and oriented to create a central node of activity at or near the transit facility. The minimum allowable density is 40 dwellings per acre; there is no maximum density. The TV-M zoning district is consistent with and implements the Transit Village Mixed Use land use classification of the General Plan.

(Ord. 3677 § 1, 2004; Ord. 3950 § 8, 2010; Ord. 3987 § 2, 2012; Ord. 2020-014 § 9; Ord. 2021-012 § 11)

§ 20-23.030. Commercial district land uses and permit requirements.

Table 2-6 identifies the uses of land allowed by this Zoning Code in the commercial 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.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts*	P - Permitted Use, Zoning Clearance Required									
	MUP - Minor Conditional Use Permit Required									
	CUP - Conditional Use Permit Required									
	S - See Specific Use Regulations for Permit									
	— Use Not Allowed									
	PERMIT REQUIRED BY ZONE									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING										
Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	P	—	
Brewery—Brew pub	—	MUP	MUP	—	MUP	MUP	P	MUP	MUP	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	—	—	—	—	—	MUP	—	—	
Cannabis—Distribution	—	—	—	—	—	—	MUP	—	—	
Cannabis—Manufacturing Level 1 (non-volatile)	—	—	—	—	—	—	MUP	—	—	
Cannabis Microbusiness	—	—	—	—	—	—	MUP	—	—	
Cannabis—Testing laboratory	MUP	—	—	—	—	—	P	—	—	20-46
Laboratory—Medical, analytical	MUP	—	—	—	MUP	MUP	P	—	—	
Manufacturing/processing—Light	—	—	—	—	—	—	P	—	—	
Manufacturing/processing—Medium	—	—	—	—	—	—	MUP	—	—	
Media production	—	—	—	—	—	—	P	—	—	
Printing and publishing	—	—	—	—	MUP	MUP	P	—	—	

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	— Use Not Allowed									
PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
Recycling— Reverse vend- ing machines	—	P	P	—	—	—	—	P	—	20-42.120
Recycling— Small collection facilities	—	—	MUP	—	—	—	—	MUP	—	20-42.120
Research and development	—	—	—	—	MUP	P	P	—	—	
Storage— Accessory	P	P	P	P	P	P	P	P	P	
Storage— Personal stor- age facility (mini —storage)	—	—	MUP	—	—	—	—	—	—	20-42.180
Winery— Boutique	—	—	MUP	—	MUP	MUP	P	MUP	MUP	
Winery— Production	—	—	CUP	—	CUP	CUP	MUP	—	CUP	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES										
Adult entertain- ment business	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-40
Commercial recreation facil- ity—Indoor	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	
Community gar- den (6)	P	P	P	P	P	P	P	P	P	
Conference/con- vention facility	—	—	CUP	—	MUP	MUP	CUP	—	CUP	
Health/fitness facility— Commercial	—	MUP	P	—	P	P	P	P	MUP	c
Health/fitness facility—Quasi- public	—	MUP	P	—	P	P	P	P	MUP	
Library, museum	P	P	P	MUP	P	P	P	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	P	P	P	MUP	P	P	P	P	P	

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LAND USE (1)	PERMIT REQUIRED BY ZONE									
	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
	School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
	Sports and entertainment assembly facility	—	—	CUP	—	MUP	MUP	CUP	—	—
	Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	MUP	
	Theater, auditorium	—	—	CUP	—	MUP	MUP	MUP	CUP	MUP
	RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)									
	Animal keeping — Domestic and exotic	S	S	S	—	S	S	S	S	20-42.040
	Community care facility—6 or fewer clients (9)	P	P	P	—	P	P	P	P	20-42.060
	Community care facility—7 or more clients (9)	MUP (16)	MUP	MUP (16)	—	MUP (16)	MUP (16)	MUP (16)	MUP (16)	20-42.060

Duplex (14)(17)	CUP (15)	P	MUP (15)	—	P	P	P	P	P (5)	
Emergency shelter—50 or fewer beds (17)	CUP (15)	CUP (15)	P	CUP (15)	CUP (15)	CUP	CUP	CUP (15)	CUP (15)	20-42.190
Emergency shelter—51 or fewer beds (17)	CUP (15)	CUP	CUP	CUP (15)	CUP (15)	20-42.190				
Half-Plex (14) (17)	CUP (15)	P	MUP (15)	—	P	P	P	P	P (5)	
Home occupation	S	S	S	—	S	S	S	S	S	20-42.070
Live/work	MUP	MUP	MUP	—	P	P	P	MUP	MUP	20-42.080
Multi-family dwelling (14) (17)	CUP (15)	P	MUP (16)	—	P	P	P	P	P (5)	
Residential accessory uses and structures	P	P	P	—	P	—	—	P	P	20-42.030

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	— Use Not Allowed									
LAND USE (1)	PERMIT REQUIRED BY ZONE									
	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
	Residential component of a mixed use project (9)	MUP (16)	P	MUP (16)	—	P	P	P	P (5)	20-42.090
	Single-family Attached(17)	CUP (15)	P	MUP (15)	—	P	P	P	P (5)	
	Single room occupancy facility	—	—	CUP	—	MUP	MUP	MUP	CUP	—
	Supportive housing (12)	P	P	P	—	P	P	P	P	
	Transitional housing	CUP	CUP	CUP	CUP	MUP	MUP	MUP	—	CUP
	Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
	RETAIL TRADE									
	Accessory retail uses	P	P	P	P	P	P	P	P	20-42.024
	Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	CUP	20-42.034
	Artisan shop	—	P	P	—	P	P	P	P	
	Auto and vehicle sales and rental	—	—	MUP (11)	P	—	—	—	—	
	Auto parts sales (no installation services)	—	—	P (11)	P	—	—	—	P	—
	Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	CUP	20-42.034
	Building and landscape materials sales— Indoor	—	—	P (11)	—	—	—	—	P	—
	Building and landscape materials sales— Outdoor	—	—	MUP	—	—	—	—	MUP	—
	Cannabis— Retail (dispensary) and delivery	CUP (10)	CUP (10)	CUP (10)	—	—	—	—	CUP (10)	—
	Construction and heavy	—	—	—	MUP	—	—	—	—	20-46

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LAND USE (1) equipment sales and rental	PERMIT REQUIRED BY ZONE									
	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
Drive-through retail sales	—	CUP	CUP (11)	—	—	—	—	CUP	—	20-42.064
Electric vehicle sales	—	—	—	—	MUP	MUP	MUP	—	—	
Farm supply and feed store	—	—	MUP	—	—	—	—	MUP	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	—	—	
Furniture, fur- nishings, appliance/equip- ment store	—	—	P	—	P	P	P	P	MUP	
Gas station	—	—	—	—	—	—	—	—	—	
General retail— UP to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	
General retail— More than 20,000 sf, up to 50,000 sf	—	MUP (11)	P (11)	—	P	P	MUP	P	MUP	
General retail— More than 50,000 sf of floor area	—	—	CUP (11)	—	—	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	P	P	
Grocery store, large—20,000 sf and greater	—	CUP (11)	CUP (11)	—	P	P	P	P	CUP	20-42.200
Mobile Food Facility (20)	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	P	P	MUP	

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PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
Night club	—	—	MUP (11)	—	MUP	MUP	MUP	MUP	MUP	
Office— Supporting retail	MUP	P	P	—	P	P	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP (13)	MUP (13)	MUP (13)	CUP	CUP	20-42.110
Pharmacy	MUP	P	P	—	P	P	P	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	P	P	
Restaurant, café, coffee shop— Outdoor dining	P (8)	P (8)	P (8)	—	P (8)	P (8)	P (8)	P (8)	P (8)	20-42.110, 20-42.160
Restaurant, café, coffee shop— Serving alcohol (no bar)	P	P	P	—	P	P	P	P	P	
Restaurant, café, coffee shop—Table service	MUP	P	P	—	P	P	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	MUP	MUP	—	
Warehouse retail	—	—	CUP (11)	—	—	—	—	CUP	—	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL										
ATM	P	P	P	P	P	P	P	P	P	20-42.044
Bank, financial services	MUP	P	P	—	P	P (5)	P (5)	P	P (5)	
Business support service	MUP	MUP	P	—	P	P	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	P	MUP	

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PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
Medical service—Doctor office	P	P	P	—	P	P (5)	MUP	P	P (5)	
Medical service—Health care facility	MUP	—	MUP	—	—	—	—	—	—	20-42.060
Medical service—Hospital	CUP	CUP (11)	CUP (11)	CUP	CUP	CUP	CUP	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	P	P	MUP	
Medical service—Lab	P	—	P	—	—	—	—	MUP	—	
Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	—	—	MUP	—	
Office—Accessory	P	P	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P	P	P (5)	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	MUP	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	P	P	—	P (5)	
SERVICES—GENERAL										
Accessory services	P	P	P	P	P	P	P	P	P	20-42.030
Adult day care	—	P	MUP	—	MUP	MUP	MUP	P	MUP	
Catering service	—	—	P	—	—	—	P	—	—	
Child day care—Large family day care home (18)	P	P	P	—	P	P	P	P	P	
Child day care—Small family day care home (18)	P	P	P	—	P	P	P	P	P	

TABLE 2-6
Allowed Land
Uses and
Permit
Requirements
for Commercial
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P - Permitted Use, Zoning Clearance Required

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S - See Specific Use Regulations for Permit

— Use Not Allowed

PERMIT REQUIRED BY ZONE

LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
Child day care center (19)	P	P	P	—	P	P	P	P	P	20-42.050
Commissary	—	—	P	—	—	—	P	—	—	
Drive-through service	—	CUP	CUP	—	—	—	—	CUP	—	20-42.064
Equipment rental	—	—	P (4)	—	—	—	—	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	P	P	MUP	MUP	
Lodging—Bed and breakfast inn (B&B)	—	—	MUP	—	P	P	P	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P (4)	P (4)	P (4)	—	P	
Massage related uses	P	P	P	P	P	P	P	P	P	Chap 20-49
Mortuary, funeral home	—	—	CUP	—	—	—	—	—	—	
Personal services	P	P (2)	P	—	P	P	P	P	P	
Personal services—Restricted	—	—	MUP	—	MUP	MUP	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	—	—	
Social service organization	MUP	—	MUP	—	MUP	MUP	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	P (4)	—	—	—	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	P (4) (11)	—	—	MUP	MUP	—	

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	PERMIT REQUIRED BY ZONE									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE										
Broadcasting studio	P	—	P	—	P	P	P	P	P	
Parking facility, public or commercial	MUP	—	MUP	—	P (4)	P (4)	MUP	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	P	P	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station Mixed Use		

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, Section 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.