

4.030 Allowable Land Uses and Permit Requirements.

A. *General Permit Requirements.* Tables 4.1 through 4.5 identify the land uses allowed by this Zoning Ordinance in each zone, and the planning permit required to establish each use, in compliance with Section [3.030](#) (Allowable Land Uses and Planning Permit Requirements).

B. *Requirements for Certain Specific Land Uses.* Where the last column in Tables 4.1 through 4.5 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a conditional use permit, and/or may establish other requirements and standards applicable to the use. (Ord. 2764 § 3 (Exh. A), 2021.)

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Tables.

Commercial, Business Park, and Industrial Zones					
TABLE 4.4 Allowed Land Uses and Permit Requirements for Commercial, Business Park, and Industrial Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	C1	C2	BP	I	
INDUSTRY, MANUFACTURING AND PROCESSING					
Artisan/Craft Product Manufacturing	—	—	P	P	
Catering Service, as a Primary Use	P(6)	P(6)	P	P	
Furniture and Fixtures Manufacturing, Cabinet Shop	—	—	—	P	
Laboratory – Medical, Analytical	—	—	P	P	
Laboratory – Cannabis	—	—	P(16,17)	P(16,17)	Muni Code 10.15.6.10
Laundry, Dry Cleaning Plants	—	—	—	P	
Manufacturing/Processing – Light	—	—	P	P	
Manufacturing/Processing – Medium Intensity	—	—	—	P	

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Manufacturing/processing – Cannabis	—	—	P(16,17)	P(16,17)	Muni Code 10.15 6.10
Media Production	—	—	P	P	
Petroleum Product Storage and Distribution	—	—	—	CUP	
Printing and Publishing	—	—	P	P	
Recycling Facility	—	—	CUP	CUP	
Recycling Facility – Scrap and Dismantling Yard	—	—	—	—	
Retail Sale and Delivery – Cannabis	—	—	P(16,17)	P(16,17)	Muni Code 10.15
Retail Sales - Cannabis			P(16,17)	P(16,17)	Muni Code 6.10
Research and Development	—	—	P	P	
Storage Yard – Outdoor	—	—	—	CUP	

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	C1	C2	BP	I	
Storage – Warehouse, Indoor Storage	—	—	CUP	P	
Wholesaling and Distribution	—	—	P	P	
LODGING					
Lodging – Hotel/Motel	—	P	CUP	—	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY					
Cardroom	CUP	CUP	CUP	—	Chapter 9
Community Meeting Facility	P	P	CUP	CUP	
Commercial Recreation – Indoor	—	CUP	CUP	—	
Commercial Recreation – Outdoor	—	CUP	—	—	
Conference/Convention Facility	—	—	CUP	—	
Fitness/Health Facility	P	P	P	CUP	

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	C1	C2	BP	I	
Park	P	P	P	P	
School – Elementary, Secondary, or College, Private	—	—	CUP	—	
School – Specialized Education and Training	P(6)	P(6)	CUP	—	
Sports and Entertainment Assembly	—	—	—	—	
Studio – Art, Dance, Martial Arts, Music, etc.	P	P	P	—	
RESIDENTIAL					
Emergency Shelter	—	—	—	P	
Dwelling, Caretaker	—	—	P	P	
Home Occupation	A,S(2)	A,S(2)	—	—	Section 7.050
Residential Care, 7 or More Clients	CUP(10)	CUP(10)	—	—	
Residential Care, Adult	CUP(10)	CUP(10)	—	—	

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Residential Care, for the Chronically Ill	CUP(10)	CUP(10)	—	—	
Residential Care, for the Elderly	CUP(10)	CUP(10)			
Residential in Mixed Use Building	P(10)	P(10)	—	—	
Work/Live	P(6)	P(6)	—	—	
RETAIL					
Adult Oriented Business	CUP	CUP	—	—	Chapter 10
Artisan Shop	P	P	—	—	
Auto Vehicle Sales and Rental	—	—	—	—	
Bar, Tavern, Night Club	CUP	CUP	—	—	Chapter 8
Building and Landscape Materials Sales Indoor – 25,000 sf or Less	P	P	—	—	

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	C1	C2	BP	I	
Building and Landscape Materials Sales Indoor – More Than 25,000	CUP(20)	CUP(20)	—	—	
Building and Landscape Materials Sales – Outdoor	—	—	—	—	
Fueling Station/Gas Station	—	—	—	—	
General Retail – 25,000 sf or Less	P	P	—	—	
General Retail – More Than 25,000 sf	CUP(20)	CUP(20)	—	—	
Groceries/Specialty Foods – 25,000 sf or Less	P	P	—	—	
Groceries/Specialty Foods - More Than 25,000 sf	CUP(20)	CUP(20)	—	—	
Plant Nursery	P	P	—	—	
Restaurant, Café, Coffee Shop	P	P	P(9)	P(9)	
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL					

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LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	C1	C2	BP	I	
ATM	P	P	P	P	
Bank, Financial Services	P	P	P	—	
Business Support Service	P	P	P	P	
Medical Services – Health Care Facility	P(6)	P(6)	P	—	
Medical Services – Major	—	—	P	—	
Medical Services – Minor	P(6,11)	P(6,11)	P	—	
Office – Government	P	P	P	—	
Office – Headquarters, or Processing	P(6)	P(6)	P	—	
Office – Professional, Administrative	P	P	P	—	
SERVICES – GENERAL					
Adult Day Program	P	P	P	—	

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LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	C1	C2	BP	I	
Child Care Center	P	P	P(6)	P(6)	
Child Day Care – Large Family	—	—	—	—	
Child Day Care – Small Family	A(3)	A(3)	—	—	
Kennel, Animal Boarding	—	—	—	CUP	
Maintenance/Repair Service – Client Site Services	—	—	P	P	
Maintenance/Repair Service – Equipment, Appliances	—	—	—	P	
Meals Assembly Business	P(12)	P(12)	—	—	
Mortuary, Funeral Home	—	—	—	—	
Personal Services	P	P	—	—	
Personal Services – Restricted	P	P	—	—	

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Public Safety Facility	P	P	P	P	
Vehicle Services – Major Repair/Body Work	—	—	—	P	
Vehicle Services – Minor Maintenance/Repair	—	—	—	P	
Veterinary Clinic, Animal Hospital	P(8)	P(8)	P	P	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City Water and Sewer Facility	P	P	P	P	
Parking Facility, Public or Commercial	CUP	CUP	—	—	
Telecommunications Facility	S	S	S	S	Section 7.090 and Muni Code 14.44
Utility Facility	CUP	CUP	CUP	CUP	
Zero Emission Vehicles (Battery Charging Station))	A(18)	A(18)	A(18)	A(18)	

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	C1	C2	BP	I	
Zero Emission Vehicles (Hydrogen Fuel Cell Station)	CUP(19)	CUP(19)	—	—	
Key to zone symbols:					
C1 – Commercial 1	BP – Business Park				
C2 – Commercial 2	I – Industrial				

Notes:

- 1 See glossary for land use definitions.
- 2 Home occupation permit and business license required.
- 3 Business license required.
- 4 Business license and compliance with Section [7.060](#) required.
- 5 Site plan and architectural review required and compliance with Section [7.040](#) required.
- 6 Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP.
- 7 Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor.
- 8 A CUP is required for overnight board and care.

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- 9** Neighborhood serving and open at lunch.
 - 10** Allowed only on floors above the ground floor.
 - 11** Urgent care facilities may be located on the ground floor as a street fronting use.
 - 12** Allowed only in a shopping center.
 - 13** Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road.
 - 14** See Section [21.030](#) (Non-Residential Uses Abutting Residential Uses).
 - 15** Short-term vacation rental permit, business license and transient occupancy tax certificate required (see Section [7.110](#)).
 - 16** Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line.
 - 17** All cannabis businesses must obtain an annual commercial cannabis permit.
 - 18** Pursuant to Government Code Section [65850.7](#), this Zoning Ordinance requires no permit for stations.
 - 19** Allowed with CUP when located on site of an existing fueling station/gas station land use.
 - 20** To be processed as a major conditional use permit at the discretion of the Planning Commission.

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R Definitions, "R."

Recreational Vehicle. A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria: (1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms. (2) It contains 400 square feet or less of gross area measured at maximum horizontal projections. (3) It is built on a single chassis. (4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit. Also includes a "park trailer" as defined by-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms. (2) It contains 400 square feet or less of gross area measured at maximum horizontal projections. (3) It is built on a single chassis. (4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit. Also includes a "park trailer" as defined by [California Health & Safety Code](#) 18009.3. California Health & Safety Code, Section [18010](#).

Recycling Facility. This land use type includes a variety of facilities involved with the collection, sorting and processing of recyclable materials. Recyclable materials include reusable domestic containers and other materials which can be reconstituted, re-manufactured, or reused in an altered form, including glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.

Research and Development (R&D). A facility for scientific research, and the design, development and testing components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities.

Residential Facilities, Adult (ARF). Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Residential Care Facilities for the Chronically Ill (RCFCI). Facilities with a maximum licensed capacity of 25. Care and supervision is provided to adults who have Acquired Immune Deficiency Syndrome (AIDS) or the Human Immunodeficiency Virus (HIV).

Residential Care Facilities for the Elderly (RCFE). Provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from an ordering counter for either on- or off-premise consumption ("counter service"); establishments where customers are served food at their tables for on-premise consumption ("table service"), which may also provide food for take-out; and exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter. This use does not include a mobile food vendor.

~~**Retail Sale and Deliver – Cannabis.** Businesses that sell cannabis and cannabis products using a delivery-only method at a maximum of two different locations in the City, with no sale of cannabis or cannabis products to customers, primary care givers or qualified patients permitted at the business location at any time and no signage at the business location or on the delivery vehicles indicating the presence of cannabis or cannabis products or that the seller sells cannabis or cannabis products in accordance with Petaluma Municipal Code sections [10.15.040](#) and [10.15.060](#), and the current City of Petaluma Commercial Cannabis Permit Regulations.~~

Retail Sale – Cannabis. A maximum of up to three different premises permanently located in the City where cannabis is offered for on-site retail sale to consumers, and a maximum of up to two different premises permanently located in the City that deliver cannabis as part of a retail sale, with all such operations and premises licensed by the State of California pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act, California [Business and Professions Code Section 26000 et seq.](#), as may be amended, in accordance State law, the requirements of this code, the Petaluma Municipal Code, and the current City of Petaluma Commercial Cannabis Permit Regulations. Unless otherwise

specified, “cannabis retailer” means both a retailer selling medical cannabis and medical cannabis products to patients with valid physician’s recommendations and a retailer offering adult-use cannabis and cannabis products for adults 21 years of age and over, in accordance State law, the requirements of this code, the Petaluma Municipal Code, and the current City of Petaluma Commercial Cannabis Permit Regulations.

Retaining Wall. Any wall erected to hold back or support a bank of earth.

Rooming or Boarding, Accessory. A portion of a dwelling where lodging and boarding are provided for no more than 3 persons for a period of 30 days or longer.

Rooming, Lodging or Boarding House. A dwelling or part of a dwelling where lodging is furnished for compensation to three or more persons living independently from each other for a period of 30 days or longer. Meals may also be included.

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