

City of Sonoma

ORDINANCE # 08 - 2018

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA AMENDING SECTIONS 19.50.032 AND 19.10.050 OF TITLE 19 OF THE SONOMA MUNICIPAL CODE BY ADDING A PROHIBITION ON COMMERCIAL CANNABIS ACTIVITIES WITH AN EXCEPTION FOR MEDICINAL DELIVERIES AND FINDING THIS ACTION TO BE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15061(B)(3)**

The City Council of the City of Sonoma hereby ordains as follows:

**Section 1.** Section 19.50.032 (Cannabis Activities) of Division IV "Special Use Standards" of Title 19 of the Sonoma Municipal Code is hereby amended to add subsection C as shown by the underlined portion below to read as follows:

**19.50.032 Cannabis Activities.**

This section sets forth requirements for the establishment and operation of uses involving cannabis in zoning districts where they are allowed pursuant to Section 19.10.050 (Allowable Land Uses and Permit Requirements).

- A. Personal, Indoor Cultivation. The indoor cultivation of medicinal and/or non-medicinal cannabis shall only be permitted on a parcel with an approved private residence and shall only be conducted within a Fully Enclosed and Secure Structure or within a residence. Such cultivation shall be in conformance with the following minimum standards:
1. The primary use of the parcel shall be for a residence. Cannabis cultivation is prohibited as a home occupation.
  2. All areas used for cultivation of cannabis shall comply with Title 14 (Buildings and Construction) of the Sonoma Municipal Code, as well as applicable law, specifically including that the residence have: (1) a permanent connection to a public water source drawing water; and (2) a connection to a public sewer system, and there not exist: (1) unlawful or unpermitted surface drawing of water for such cultivation; and/or (2) illegal discharges of water from the parcel.
  3. Indoor grow lights shall not exceed 1,000 watts per luminaire and shall comply with the applicable provisions of the California Building Standards Code as adopted and amended by Chapter 14.10 (Construction Codes) of the Sonoma Municipal Code. Lights shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.
  4. The use of gas products (CO<sub>2</sub>, butane, propane, natural gas, etc.) or generators for cultivation of cannabis is prohibited.
  5. Any Fully Enclosed and Secure Structure or residence used for the cultivation of cannabis must have a ventilation and filtration system installed that shall prevent cannabis plant odors from exiting the interior of the structure and that complies with the applicable provisions of the California Building Standards Code as adopted and amended by Chapter 14.10 (Construction Codes) of the Sonoma Municipal Code.

6. A Fully Enclosed and Secure Structure used for the cultivation of cannabis shall be located in the rear yard area of the parcel and must maintain a minimum ten-foot setback from any parcel line and comply with all other applicable provisions of this Title. The yard where the Fully Enclosed and Secure Structure is maintained must be enclosed by a solid fence at least six feet in height. A Fully Enclosed and Secure Structure shall comply with the applicable provisions of the California Building Standards Code as adopted and amended by Chapter 14.10 (Construction Codes) of the Sonoma Municipal Code.
7. Adequate mechanical locking or electronic security systems must be installed as part of the Fully Enclosed and Secure Structure or the residence prior to the commencement of cultivation.
8. Cannabis cultivation shall be limited to six cannabis plants per private residence, and as consistent with state law for qualified patients and caregivers, regardless of how many individuals reside at the private residence.
9. Medical cannabis shall only be cultivated by:
  - a) A qualified patient exclusively for his or her own personal medical use but who does not provide, donate, sell, or distribute medical cannabis to any other person and who can provide a written doctor's recommendation to the City; or
  - b) A primary caregiver who cultivates, possesses, stores, manufactures, transports, donates, or provides medical cannabis exclusively for the personal medical purposes of no more than five specified qualified patients for whom he or she is the primary caregiver, but who does not receive remuneration for these activities except for compensation in full compliance with California Health and Safety Code Section 11362.765(c).
10. Nonmedical cannabis cultivation. For persons other than qualified patients or primary caregivers, all personal cultivation shall be conducted by persons twenty-one (21) years of age or older.
11. The residential structure shall remain at all times a residence, with legal and functioning cooking, sleeping and sanitation facilities with proper ingress and egress. These rooms shall not be used for cannabis cultivation where such cultivation will prevent their primary use for cooking of meals, sleeping and bathing.
12. Indoor cultivation of cannabis shall only take place on impervious surfaces and shall be limited to a single location within the residence or the Fully Enclosed and Secure Structure.
13. From the ground level of a street, public right-of-way or adjoining parcel, there shall be no visible evidence whatsoever of cannabis cultivation occurring anywhere on the parcel.
14. Cannabis cultivation areas, whether in a Fully Enclosed and Secure Structure or inside a residence, shall not be accessible to persons under 21 years of age (unless the person is a qualified patient or primary caregiver, in which case access is permissible by these persons but the cannabis can only be used for medicinal purposes).
15. Indoor cultivation may only be conducted by a full-time resident responsible for the cultivation. Written consent of the property owner to cultivate cannabis within the

residence or in a Fully Enclosed and Secure Structure shall be obtained and shall be kept on the premises, and available for inspection by the building official or his/her designee. If there is more than one owner of the residence, all owners must have acknowledged, consented to and granted permission to the authorized grower for the cultivation. The written consent shall be dated and signed by the owner or owners of the residence. The written consent shall be valid for twelve (12) months from the signing of the written consent. If ownership of the residence changes during the twelve (12) month period after the previous owner or owners had granted permission for the cultivation, the authorized grower must obtain, with thirty (30) days of the change of ownership, a new permission statement from the new owner or owners of the residence. Upon request, the authorized grower shall provide the written consent from the owner or owners of the residence as proof that the owner or owners have acknowledged, consented to and granted permission to the authorized grower.

16. if cultivation occurs in a Fully Enclosed and Secure Structure, a portable fire extinguisher, that complies with the regulations and standards adopted by the state fire marshal and applicable law, shall be kept in the Fully Enclosed and Secure Structure. If cultivation occurs in a residence, the portable fire extinguisher shall be kept in the same room as where the cultivation occurs.
17. The use of gas products (CO<sub>2</sub>, butane, propane, natural gas, etc.) or generators to power any cultivation equipment is prohibited, except as an emergency back-up system. The use of extension cords in the cultivation room are likewise prohibited.
18. Nothing in this section is intended, nor shall it be construed, to preclude any landlord from limiting or prohibiting personal cultivation of cannabis by tenants.
19. Nothing in this section is intended, nor shall it be construed, to authorize commercial cultivation of cannabis.
20. Nothing in this section is intended, nor shall it be construed, to authorize any public or private nuisance as specified in this Code.
21. The area of cultivation shall not adversely affect the health or safety of the occupants of the private residence or the parcel or any other property by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, mold, or other impacts, and shall not be maintained as to constitute a hazard due to use or storage of materials, processes, products or wastes.
22. The cannabis plants shall be in a locked space so to prevent access by children, visitors, casual passersby, vandals, or anyone not authorized to possess cannabis.
23. The following regulations apply to the disposal of cannabis waste on residential property:
  - (a) Cannabis and cannabis infused products must be disposed in a secure waste receptacle located on the residential property.
  - (b) Cannabis plants and products must be rendered unusable and unrecognizable by grinding and incorporating cannabis waste with any non-consumable solid waste with a resulting mixture of at least 50 percent non-cannabis waste.

24. Cannabis cultivation except as conducted in full compliance with this section is strictly prohibited indoors.

B. Personal, Outdoor Cultivation. The outdoor cultivation of medicinal and/or non-medicinal cannabis is prohibited except when conducted in conformance with the following minimum standards:

1. A maximum of three (3) plants on no more than fifty (50) square feet in total per parcel with a private residence is allowed for outdoor cultivation of cannabis for personal use. The maximum number of plants and square footage established under this section shall be the maximum allowable under this Code regardless of the number of persons, qualified patients, and primary caregivers residing at the property. It is the desire of the City that any cultivation that may be necessary for medicinal uses in excess of the limits in this paragraph shall be conducted indoors in all cases. Accordingly, at no time may there be more than three (3) plants cultivated outdoors on any parcel. For the purposes of this section, the area used to cultivate cannabis shall be measured by the aggregate area of vegetative growth of live cannabis plants on the premises.
2. Outdoor cultivation may only be conducted by a full-time resident responsible for the cultivation. Written consent of the property owner to cultivate cannabis outdoors shall be obtained and shall be kept on the premises, and available for inspection by the building official or his/her designee. If there is more than one owner of the residence, all owners must have acknowledged, consented to and granted permission to the authorized grower for the cultivation. The written consent shall be dated and signed by the owner or owners of the residence. The written consent shall be valid for twelve (12) months from the signing of the written consent. If ownership of the residence changes during the twelve (12) month period after the previous owner or owners had granted permission for the cultivation, the authorized grower must obtain, with thirty (30) days of the change of ownership, a new permission statement from the new owner or owners of the residence. Upon request, the authorized grower shall provide the written consent from the owner or owners of the residence as proof that the owner or owners have acknowledged, consented to and granted permission to the authorized grower. All outdoor cultivation of cannabis may only occur on a parcel on which the private residence of the authorized grower is located. The authorized grower may only cultivate cannabis on one parcel.
3. Outdoor cultivation shall not occur in the front or side yards. All outdoor cultivation shall occur in the rear yard and be setback by a minimum of ten (10) feet from all parcel property lines.
4. All outdoor cultivation shall not be closer to an existing private residence on an adjoining parcel than to the private residence of the authorized grower on the parcel whereon the outdoor cultivation site is located.
5. All outdoor cultivation shall be screened with a solid fence from all public rights-of-way, private access easements, and exterior property lines of the parcel where the outdoor cultivation takes place to prevent any evidence of cultivation being visible at ground level from any adjoining properties, streets, public rights-of-way, school properties, or easements.
6. The parcel where the outdoor cannabis is cultivated shall not be located within six hundred (100) feet of any school, church, park, library, fairgrounds, child care center, youth-oriented facility or the boundary of any incorporated city. Such distance shall be

measured in a straight line from the fence or other enclosure to the nearest boundary line of the premises upon which the school, church, park, child care center, or youth-oriented facility is located. For the purposes of this article, a youth-oriented facility is any facility used for and predominantly occupied by individuals under eighteen (18) years of age, including (but not limited to) a boys or girls club, an indoor or outdoor soccer field, a little league baseball field, an amusement park, and a community swimming facility.

7. Exterior lighting systems shall be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress. Exterior lighting shall be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. All exterior lighting shall comply with the applicable provisions of the California Building Standards Code as adopted and amended by Chapter 14.10 (Construction Codes) of the Sonoma Municipal Code.
8. The area for the outdoor cultivation of cannabis shall not adversely affect the health or safety of the occupants of the parcel or any other property by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, mold, or other impacts, and shall not be maintained so as to constitute a hazard due to use or storage of materials, processes, products or wastes.
9. All outdoor cultivation must be in accordance with applicable state and local regulations; Any accessory structures in which outdoor cultivation occurs shall fully comply with all permit requirements and other applicable provisions of the California Building Standards Code as adopted and amended by Chapter 14.10 (Construction Codes) of the Sonoma Municipal Code.
10. It is hereby declared to be unlawful, a public nuisance and a violation of this Code for any person owning, leasing, occupying, or having charge or possession of any parcel within the City of Sonoma to cause or allow such parcel to be used for the outdoor cultivation of cannabis, unless the person is authorized by state law to grow cannabis, and such authorized grower is in compliance with all requirements of this section.
11. A public nuisance may also be deemed to exist, if such activity produces: (1) odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property or areas open to the public; (2) repeated responses to the parcel or residence from enforcement officers; (3) a repeated disruption to the free passage of persons or vehicles in the immediate neighborhood; (4) excessive noise which is disturbing to people of normal sensitivity on adjacent or nearby property or areas open to the public; or (5) any other impacts on the neighborhood which are disruptive of normal activity in the area.
12. Outdoor cultivation shall not occur on parcels with multifamily dwellings or in mobile home parks.

C. Commercial Cannabis Activities. All commercial cannabis activities are prohibited throughout the City with the exception of cannabis delivery services operating at all times in conformance with the following requirements:

1. State-licensed and locally-permitted retail cannabis delivery businesses located outside the jurisdictional limits of the city may personally deliver medicinal cannabis and medicinal cannabis products to qualified patients and/or primary caregivers within the

city, provided that such deliveries are in strict compliance with state laws and the businesses have obtained a city business license and paid the requisite city business license tax.

2. Vehicles used in the delivery process must be unmarked without any designation or logo that identifies the vehicle as a cannabis delivery vehicle.
3. Cannabis and cannabis products deliveries within the city may not occur between 11:00 p.m. and 7:00 a.m.

**Section 2.** Section 19.10.050 of Chapter 19.10 of Title 19 of the Sonoma Municipal Code is hereby amended as set forth in Exhibit "A".

**Section 3. Repeal.**

Ordinance No. 06-2018 "An Urgency Ordinance of the City Council of the City of Sonoma Extending A Temporary Moratorium on All Commercial Cannabis Activities (Except Medicinal Deliveries) and Approving A Report on the Conditions Leading To the Adoption of the Ordinance" is hereby repealed.

**Section 4. Environmental Findings**

This ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the environmental regulations of the city. Planning Department Staff has determined that the ordinance is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption and implementation of the ordinance to prohibit commercial cannabis activity except for the delivery of medicinal cannabis to qualified patients and/or their primary caregivers will have a significant effect on the environment because there is reliable evidence that there already exist cannabis delivery businesses operating within the city and that primary caregivers are providing medicinal cannabis to qualified patients within the city. The City Council has reviewed Planning Department Staff's determination of exemption, and based on its own independent judgment, concurs with Staff's determination of exemption. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Sonoma in accordance with CEQA Guidelines.

**Section 5. Severability.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council of the City of Sonoma hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

**Section 6. Posting.**

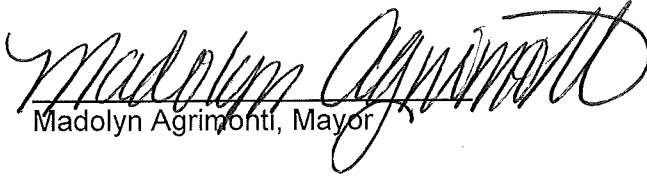
The City Clerk shall cause this ordinance to be published and/or posted within fifteen days after its adoption.

**Section 7. Effective Date.**

This ordinance shall become effective thirty (30) days from and after the date of its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Sonoma this 19<sup>th</sup> day of November 2018 by the following vote:


AYES: **COOK, EDWARDS, AGRIMONTI**  
NOES: **HARRINGTON, HUNDLEY**  
ABSENT: **NONE**  
ABSTAIN: **NONE**

  
\_\_\_\_\_  
Madolyn Agrimonti, Mayor

ATTEST:  
  
\_\_\_\_\_  
Rebekah Barr, MMC, City Clerk

State of California     )  
County of Sonoma     )  
City of Sonoma        )

I, Rebekah Barr, City Clerk of the City of Sonoma, do hereby certify that the foregoing ordinance was adopted on November 19, 2018.

  
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Rebekah Barr, MMC, City Clerk

**EXHIBIT A**

Amendments to “Zones and Allowable Uses” (Title 19, Section 19.10.050) of the Sonoma Municipal Code.

A. Table 2-1 (Residential Uses and Permit Requirements) is hereby amended as follows:

<i>Allowed Uses and Permit Requirements for Residential Districts (1)</i>			<i>Permit Required by District (2)</i>				<i>P</i>	<i>Use permitted</i>		
							<i>UP</i>	<i>Use Permit required</i>		
							<i>L</i>	<i>License required</i>		
							<i>—</i>	<i>Use not allowed</i>		
<i>Land Use (1)</i>	<i>R- HS</i>	<i>R-R</i>	<i>R-L</i>	<i>R-S</i>	<i>R-M</i>	<i>R-H</i>	<i>R-O</i>	<i>R-P</i>	<i>Specific Use Regulations</i>	
<i>Residential Uses (2)</i>										
<i>Duplex</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>P</i>	<i>P</i>	<i>UP</i>	<i>UP</i>	<i>—</i>		
<i>Emergency Shelters</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>UP</i>	<i>UP</i>	<i>—</i>	<i>19.50.033</i>	
<i>Home Occupation</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>19.50.035</i>	
<i>Live/Work Facilities</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	<i>—</i>	<i>—</i>		
<i>Mobile Home Park</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>19.50.035</i>	
<i>Multi-family Dwelling (Four or fewer units)</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>—</i>		
<i>Multi-family Dwelling (Five or fewer units)</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>UP</i>	<i>UP</i>	<i>P</i>	<i>—</i>		
<i>Personal Indoor Cannabis Cultivation</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>19.50.032.A</i>	
<i>Personal Outdoor Cannabis Cultivation</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>19.50.032.B (Prohibited if multifamily dwelling or mobile home)</i>	
<i>Commercial Cannabis Activities (except delivery services as indicated below)</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>19.50.032.C</i>	
<i>Cannabis Delivery Services (destination only)</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>19.50.032.C</i>	
<i>Residential</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		



Accessory Structures									
Residential Care Homes, Six or fewer clients	—	—	P	P	P	—	—	—	
Residential Care Homes, Seven or more clients	—	—	—	—	UP	—	—	—	
Single-Family Dwellings	P	P	P	P	P	UP	—	—	19.50.035
Supportive Housing (3)	P	P	P/UP	P/UP	P/UP	P/UP	—	—	
Transitional Housing (3)	P	P	P/UP	P/UP	P/UP	P/UP	—	—	

B. Table 2-2 (Commercial Uses and Permit Requirements) is amended as follows:

Allowed Uses and Permit Requirements for Commercial Zoning Districts (1)	Permit Required by District (2)		P Use permitted UP Use Permit required L License required — Use not allowed
	C	CG	
Land Use	C	CG	Specific Use Regulations
<i>Residential Uses (4)</i>			
Emergency Shelters	UP	UP	19.50.033
Live/Work Facilities	UP	UP	19.50.050
Multi-family Dwelling (Four or fewer units)	UP	UP	
Multi-family Dwelling (Five or fewer units)	UP	UP	
Personal Indoor Cannabis Cultivation	P	P	19.50.032.A
Personal Outdoor Cannabis Cultivation	P	P	19.50.032.B (Prohibited if multifamily dwelling or mobile home)
<u>Commercial Cannabis Activities (except delivery services as indicated below)</u>	—	—	<u>19.50.032.C</u>
<u>Cannabis Delivery Services (destination only)</u>	<u>P</u>	<u>P</u>	<u>19.50.032.C</u>
Single Room Occupancy Housing	UP	—	
Supportive Housing	UP	UP	
Transitional Housing	UP	UP	
Notes:			
1. See SMC 19.10.050(C) regarding uses not listed. See Division VIII for definitions of the listed land uses.			
2. New residential developments subject to the City's Growth Management Ordinance (SMC			

19.94).

3. *Supportive and Transitional Housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zone. For example, such housing structured as single-family is permitted in the R-HS, R-R, RL and RS residential zones, whereas Supportive and Transitional housing structured as multi-family is limited to the RM and RH residential zones and the Mixed Use Zone.*

4. *Personal cultivation of cannabis (Indoor and Outdoor) and cannabis delivery services only allowable in conjunction with residential use subject to SMC 19.50.032.*

C. Table 2-3 (Mixed Uses and Permit Requirements) is amended as follows:

<i>Allowed Uses and Permit Requirements for Mixed Use Zoning Districts (1)</i>	<i>Permit Required by District (2)</i>	<i>P</i> <i>UP</i> <i>L</i> <i>—</i>	<i>Use permitted</i> <i>Use Permit required</i> <i>License required</i> <i>Use not allowed</i>
<i>Land Use</i>	<i>MX</i>		<i>Specific Use Regulations</i>
<i>Residential Uses (4)</i>			
<i>Emergency Shelters</i>	<i>UP</i>		<i>19.50.033</i>
<i>Live/Work Facilities</i>	<i>UP</i>		<i>19.50.050</i>
<i>Multi-family Dwelling (Four or fewer units)</i>	<i>P</i>		
<i>Multi-family Dwelling (Five or fewer units)</i>	<i>UP</i>		
<i>Personal Indoor Cannabis Cultivation</i>	<i>P</i>		<i>19.50.032.A</i>
<i>Personal Outdoor Cannabis Cultivation</i>	<i>P</i>		<i>19.50.032.B</i> <i>(Prohibited if multifamily dwelling or mobile home)</i>
<i>Commercial Cannabis Activities (except delivery services as indicated below)</i>	<i>—</i>		<i>19.50.032.C</i>
<i>Cannabis Delivery Services (destination only)</i>	<i>P</i>		<i>19.50.032.C</i>
<i>Residential Care Homes, Seven or more clients</i>	<i>UP</i>		
<i>Single-Family Dwellings</i>	<i>P (5)</i>		
<i>Supportive Housing, four or fewer units</i>	<i>P</i>		
<i>Supportive Housing, five or more units</i>	<i>UP</i>		
<i>Transitional Housing, four or fewer units</i>	<i>P</i>		
<i>Transitional Housing, five or more units</i>	<i>UP</i>		
<i>Notes:</i>			
<i>1. See SMC 19.10.050(C) regarding uses not listed. See Division VIII for definitions of the listed land uses.</i>			

2. New development in the Mixed Use zone shall include a residential component unless waived by the planning commission through use permit review (see SMC 19.10.020(C)).
3. Uses within these categories are allowed only if the planning commission finds that the use will not result in the encroachment of incompatible commercial uses within an established residential area.
4. New residential developments subject to the city's growth management ordinance.
5. Limited to a single residence on an existing lot of record; otherwise, use permit approval is required.
6. Personal cultivation of cannabis (indoor and outdoor) and cannabis delivery services only allowable in conjunction with residential use subject to SMC 19.50.032.

D. Table 2-4 (Special Purpose Uses and Permit Requirements) is hereby amended as follows:

Allowed Uses and Permit Requirements for Special Purpose Zoning Districts	Permit Required by District				<i>P</i> Use permitted <i>UP</i> Use Permit required <i>L</i> License required <i>—</i> Use not allowed
	A	Pk	P	W	
Land Use (1)	A	Pk	P	W	Specific Use Regulations
<i>Residential Uses (2)</i>					
Agricultural Employee Housing	<i>P</i>	<i>—</i>	<i>—</i>	<i>—</i>	
Caretaker and Employee Housing	<i>UP</i>	<i>UP</i>	<i>UP</i>	<i>UP</i>	
Emergency Shelters, 15 or fewer beds	<i>—</i>	<i>—</i>	<i>UP P</i>	<i>—</i>	19.50.035
Emergency Shelters, 16 or more beds	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	
Personal Indoor Cannabis Cultivation	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	19.50.032.A
Personal Outdoor Cannabis Cultivation	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	19.50.032.B (Prohibited if multifamily dwelling or mobile home)
<u>Commercial Cannabis Activities (except delivery services as indicated below)</u>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<u>19.50.032.C</u>
<u>Cannabis Delivery Services (destination only)</u>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<u>19.50.032.C</u>
Residential Accessory Structures and Uses	<i>P</i>	<i>—</i>	<i>—</i>	<i>—</i>	19.50.035
Single-Family Dwellings	<i>P</i>	<i>—</i>	<i>—</i>	<i>—</i>	19.50.035
Supportive Housing	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	
Transitional Housing	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	
Notes: 1. See Section 19.10.050.C regarding uses not listed. See Division VIII for definitions of the listed land uses. 2. New residential developments subject to the City's Growth Management Ordinance (SMC					

19.94).

3. *Personal cultivation of cannabis (indoor and outdoor) and cannabis delivery services only allowable in conjunction with residential use subject to SMC 19.50.032.*