Conditional Use Permits for Cannabis
City of Sacramento

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A CUP is required **before** one can apply for a cannabis business operating permit (BOP)

- **A Conditional Use** is **not** permitted as-of-right but may be allowed after certain conditions of approval (COAs) are placed on the project to address any potential land use conflicts.

- **Title 17** contains the City’s land use regulations (specifically Section 17.228.900 for cannabis) whereas **Title 5** contains business operating regulations (specifically Section 5.150 for cannabis businesses)
There are (2) types of Cannabis CUPs:

- (1) **Cannabis Production** includes “sub-uses”:
  a) Cultivation
  b) Distribution
  c) Manufacturing
     ▪ Non-volatile
     ▪ Volatile

- (2) **Cannabis Dispensary** includes:
  a) Delivery-only operations
  b) Storefronts
CULTIVATION sub-use

- Allowed only in the A, C-2, C-4, and M (Industrial) zones with a CUP heard by Zoning Administrator (ZA)
- All uses must be in fully-enclosed building, not visible from PROW
- Cannabis Uses can never be within 600 feet of school (K-12)
- If use is within 600 feet of a park, CUP heard by PDC
- Must comply with all applicable state and local laws
- All CUPs must provide Neighborhood Responsibility Agreement (NRA) with application (signed by property owner)
DISTRIBUTION

- Allowed in the C-2, C-4, M (Industrial) zones with a CUP heard by Zoning Administrator
- If within 600 feet of park CUP heard by PDC
- **In C-2 zone**, distribution cannot exceed 6,400 SF and must be tied to cultivation and/or manufacturing facility
- Use must comply with all state and local laws
- NRA must be included in the CUP application
MANUFACTURING

- Allowed in C-2, C-4, M (Industrial) zones with CUP (heard by Zoning Administrator)
- If within 600 feet of a park, CUP heard by PDC
- In C-2 zone, manufacturing cannot exceed 6,400 SF
- Use must comply with all state and local laws
- NRA must be included with the CUP application
Cannabis Dispensaries (delivery, storefront)

- Allowed in C-2, C-4, and M zones with CUP heard by ZA
- Use must be in fully-enclosed building, not visible from PROW
- Use can never be within 600 feet of a school (K-12)
- Both types of dispensary will be heard by PDC if it is within 600 feet of: park, childcare center (this includes in-home), a youth-oriented facility, a faith congregation, a rehabilitation center, cinema; or tobacco retailer (less than 15k SF).
- Additionally both types will be heard at PDC if they are within 300 feet of a residential zone.
- And lastly for storefronts only - those within 600 feet from another storefront are also heard by PDC.
- Title 5 caps # of storefronts to 30 plus 10 for CORE only (40 total)
THANK YOU