

Possible Medical Marijuana License Use Type by Commercial Zone District

MCRSA License Type/Zone	Commercial-Highway; C-H Along I80 adjacent to Cities (13 acres)	Commercial-Neighborhood; C-N Sites in Homeacres & Midway Rd (6 acres)	Commercial-Recreation; C-R 4 sites RV Parks (31 acres)	Commercial-Recreation Limited; C-R-L Adjacent to Collinsville	Commercial-Service; C-S Sites in various areas of County (109 acres)	Commercial-Office; C-O No parcels zoned C-O	Comments/Possible Standards
Personal Cultivation 100 sf Indoor/outdoor	BAN	BAN	Primary Dwelling Allowed BAN Outdoor Indoor with Standards On-site Ag processing allowed by right	Primary Dwelling Allowed BAN Outdoor Indoor with Standards	BAN	N/A	<p>Comment: Ban outdoor personal cultivation</p> <p>Possible Standards:</p> <ul style="list-style-type: none"> Indoor cultivation in existing, legal, primary dwelling Room inside primary dwelling must only be used as a grow room; no habitation May use locked, secured, completely enclosed structure accessory to the primary dwelling No odor should be detected from property line Letter from landlord approving use Obtain all required building permits for any alterations Affidavit from owner- Meets building codes, fire codes

N/A= Not applicable as there is no CO zoned property in Solano County

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Caregiver Cultivation 500 sf 5 or fewer patients Note: Caregiver cultivation including collectives will expire 01/01/2019	BAN	BAN	Primary Dwelling Allowed BAN Outdoor Indoor with Standards On-site Ag processing allowed by right	Primary Dwelling Allowed BAN Outdoor Indoor with Standards	BAN	N/A	Comment: Ban outdoor cultivation Possible Standards: <ul style="list-style-type: none"> Indoor cultivation in legal primary dwelling Room inside primary dwelling must only be used as a grow room; no habitation May use locked, secured, completely enclosed structure accessory to the primary dwelling No odor should be detected from property line Letter from landlord approving use Obtain all required building permits for any alterations Affidavit from owner- Meets building codes, fire codes
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Type 1-Cultivation; Specialty, Outdoor; Up to 5,000 sf of canopy, or up to 50 noncontiguous plants	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Pro: Plants should be grown outdoor; much less energy usage than indoor grows, economic opportunity Con: High potential for nuisance impacts (smell, crime, trespassing); high water usage. Comments: Ban outdoor cultivation
Type 1A-Cultivation; Specialty, Indoor; Up to 5,000 sf using exclusively artificial light	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Pro: Plants should be grown outdoor; much less energy usage than indoor grows, economic opportunity Con: High potential for nuisance impacts (smell, crime, trespassing); high water usage. Comments: Ban outdoor cultivation

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Type 1B-Cultivation; Specialty, Mixed-light; Using combo of artificial light and natural light	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Pro: Economic opportunity, less energy than indoor only, Con: Mixed light involves using natural sunlight which may include outdoor exposure (which the County is not supportive of) or sunroof or translucent greenhouse type structure which would be difficult to secure in commercial zoning districts. Comments: Ban mixed light cultivation
Type 2-Cultivation; Outdoor; Small; 5,0001 sf to 10,000 sf using all natural light	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Comments: Ban outdoor cultivation in non-industrial zoning districts
Type 2A-Cultivation; Indoor; Small; 5,001 -10,000 sf Using exclusively artificial light	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Comments: Ban indoor cultivation in non-industrial zoning districts

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Type 2B-Cultivation; Mixed-light; Small; 5,001 -10,000 sf using combo of natural and artificial light	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Comments: Ban mixed-light cultivation
Type 3-Cultivation; Outdoor; Medium; 10,001 sf - 1 Acre	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Comments: Ban outdoor cultivation
Type 3A-Cultivation; Indoor; Medium; 10,001 - 22,000 sf using exclusively artificial light	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Comments: Ban indoor cultivation in non-industrial zoning districts
Type 3B-Cultivation; Mixed-light; Medium; 10,001 - 22,000 sf using combo of natural and artificial light	BAN	BAN	BAN On-site Ag processing allowed by right	BAN	BAN	N/A	Comments: Ban mixed light cultivation

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Type 4-Cultivation; Nursery Up to 1 acre, can be outdoor, exclusively artificial light or mixed light/combo of both	BAN Or UP Nursery allowed with UP	BAN	BAN	BAN	BAN Or UP Nursery allowed by right	N/A	Pro: Minimize nuisance impacts (smell, crime, trespassing); economic opportunity. Con: High energy usage, need to re-circulate or otherwise “clean” nutrient-rich water, waste processing. Mixed light involves using natural sunlight which may include outdoor exposure (which the County is not supportive of) or sunroof or translucent greenhouse type structure which is not suited for use in the commercial zones. Comments: Ban outdoor cultivation in non-industrial zoning districts Comments: Allow up to 10,000 sf indoor only (no mixed light). More than 10,000 sf is not suited in the commercial service or highway commercial district due to the lack of public water and sewer services.
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Type 6- Manufacturer 1; for producing medical marijuana products using non-volatile solvents (includes edibles)	BAN	BAN	BAN	BAN	BAN Bakery, creamery, allowed by right	N/A	<p>Pro: Economic opportunity, limited neighborhood impacts due to location</p> <p>Con: Marijuana is not a food or drug and unknown what regulation state will impose; potential for crime due to storage of raw and finished marijuana products.</p> <p>Comments: Ban; not suitable in commercial zones</p>
Type 7- Manufacturer 2; manufacturing products using volatile solvents to extract oil from plant	BAN	BAN	BAN	BAN	BAN	N/A	<p>Pro: Economic opportunity</p> <p>Con: Potential for explosion/fire if not done properly, potential for crime due to storage of raw and finished marijuana products</p> <p>Comments: Ban Due to volatile solvents; not recommended in commercial zones.</p>

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Type 8-Testing/Labs Testing of marijuana for pesticides and THC levels, etc.	BAN	BAN	BAN	BAN	BAN Or UP Medical lab allowed by right	N/A Pharmacy allowed by right Medical/dental Clinic allowed by right Research and Development allowed by right Medical lab allowed with MUP	<p>Pro: Potentially low-profile marijuana business with minimal nuisance impacts; economic opportunity</p> <p>Con: Traffic from transporters; potential crime due to storage of small amounts of marijuana, waste issues</p> <p>Comments: Ban; but if allowed; with UP standards including:</p> <ul style="list-style-type: none"> • Must be in fully enclosed building up to 5000 sf • Security Plan (video, alarmed emergency exits, etc.) • Odor control plan • Ventilation plan • Disposal Plan for marijuana plant, marijuana product, and testing waste • Sign restrictions • Yearly inspection – tied to operator’s business license
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Type 10-Dispensary; General	BAN	BAN	BAN	BAN	BAN	N/A	Comments: Ban; not suitable in the unincorporated County. Per previous feedback from public outreach regarding dispensaries
Type 10A-Dispensary; Less than 3 retail sites	BAN	BAN	BAN	BAN	BAN	N/A	Comments: Ban; not suitable in the unincorporated County. Per previous feedback from public outreach regarding dispensaries.
Type 11-Distribution Cultivators and manufacturers are required to send their products to distributors before the product is passed to the next stage of manufacturing or retailing. Distributors send to testing labs,, then sample returns back to distributor for final distribution.	BAN	BAN	BAN	BAN	BAN Wholesale uses, warehouses allowed by right	N/A	Pro: Economic opportunity Con: Greater risk of crime with large amount of marijuana products on-site. Could be nuisance with potential trucks loading/unloading. Comments: Ban

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Type 12-Transporter Only licensed transporters can transport marijuana between the other licensees.	BAN	BAN	BAN	BAN	BAN	N/A	Pro: Economic opportunity; good location if located near major road systems Con: Potential for noise and traffic concerns. Comments: Ban
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Possible Recreational Marijuana License Use Type by Commercial Zone District

AUMA Proposition 64/Zone	Commercial- Highway; C- H Along I80 adjacent to Cities (13 acres)	Commercial- Neighbor- hood; C-N Sites in Homeacres & Midway Rd (6 acres)	Commercial- Recreation; C-R 4 sites RV Parks (31 acres)	Commercial- Recreation Limited; C- R-L Adjacent to Collinsville	Commercial- Service; C-S Sites in various areas of County (109 acres)	Commercial- Office; C-O No parcels zoned C-O	Comments/Possible Standards
Personal Cultivation 6 plants CANNOT ban indoor CAN ban outdoor	BAN	BAN	Primary Dwelling Allowed BAN Outdoor Indoor with Standards On-site Ag processing allowed by right	Primary Dwelling Allowed BAN Outdoor Indoor with Standards	BAN	N/A	Comment: Ban outdoor personal cultivation Possible Standards for Indoor Cultivation: <ul style="list-style-type: none"> • Only allow Indoor cultivation in existing, legal, primary dwelling • Room inside primary dwelling must only be used as a grow room; no habitation • May use locked, secured, completely enclosed structure accessory to the primary dwelling • No odor should be detected from property line • Letter from landlord approving use • Obtain all required building permits for any alterations • Affidavit from owner– Meets building codes, fire codes

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Type 12 Microbusiness-cultivation less than 10,000 sf, Distributor, Level 1 Manufacturer and Retailer Cultivation	BAN	BAN	BAN	BAN	BAN	N/A	<p>Comment: Ban</p> <p>The County does not allow dispensaries; therefore, could not allow a microbusiness since a dispensary/retailer is part of the microbusiness.</p>
Type 5 – Large Cultivators More than 1 acre; no limit on size and can be indoor or outdoor No licenses issued until 1/1/2023	BAN	BAN	BAN	BAN	BAN	N/A	<p>Comment: Ban</p> <p>Operations greater than 10,000 sf not suitable in the manufacturing/industrial zoning district. No public water/sewer.</p>

Commercial Zoning in Unincorporated Solano County

