



# Mixed Light Commercial Cannabis Cultivation

## Proposed Medical Cannabis Land Use Ordinance Summary Paper

### What is Considered “Mixed Light” Cultivation?

Mixed light cultivation occurs within greenhouses or hoop houses and uses a combination of natural and supplemental artificial lighting. Cultivation in greenhouses, hoop houses or similar structures will be considered mixed light cultivation even if no artificial light is used. Operations may also have other support structures for drying, trimming, and storage.

### Where Can I Grow?

Mixed light operations would be allowed in agricultural areas up to 2,500 square feet with a Zoning Permit, and in resource and rural residential zones with a Minor Use Permit. Larger operations would be allowed with a Use Permit in agricultural and resource zones.

- In agricultural zones, multiple Zoning Permits may be issued for multi-tenant operations on a single parcel provided that the minimum parcel size is met for the total combined canopy size, which cannot exceed 10,000 square feet.
- All permits will be subject to Cultivation Standards and Agricultural Commissioner Best Management Practices.
- All permits will require annual renewal.

### Mixed Light Cultivation Allowed by Zoning District

Land Use	SIZE LIMIT (Max Square Feet of total canopy or cultivation size)	Min Parcel Size	State License Type	Land Intensive Agriculture	Land Extensive Agriculture	Diverse Agriculture	Resources and Rural Development	Ag and Residential	Rural Residential
				LIA	LEA	DA	RRD	AR	RR
Cottage	2,500	2 ac	1C	ZP <sup>2</sup>	ZP	ZP	MUP	MUP	MUP
Specialty Mixed Light	2,501 - 5,000	3 ac	1B	CUP <sup>2</sup>	CUP	CUP	CUP	—	—
Small Mixed Light	5,001 - 10,000	5 ac	2B	CUP <sup>2</sup>	CUP	CUP	CUP	—	—
Medium Mixed Light	10,001 - 22,000	10 ac	3B	—	—	—	—	—	—

ZP- Zoning Permit- Permitted use if standards are met (CEQA exempt)

MUP- Minor Use Permit- Noticing and CEQA required

CUP- Conditional Use Permit- Noticing and CEQA required

<sup>2</sup> Cultivation allowed only in existing legally established structures

### What are the Proposed Setbacks?

- 100 feet from property lines;
- 300 feet from occupied residences and businesses; and
- 600 feet from schools, parks, childcare center, or alcohol or drug treatment facilities.

This information is based on the DRAFT Ordinance that will be presented, with policy options, to the Planning Commission on Oct. 13th, Oct. 27th, and Nov. 3rd. Please submit comments to [cannabis@sonoma-county.org](mailto:cannabis@sonoma-county.org).