



CITY OF
TUCSON

2nd public meeting



Community Meeting on Urban Agriculture

Tuesday, June 10, 2014
6:30 – 8:00 p.m.
YWCA Building,
525 N. Bonita Avenue

Spanish Interpretation

- ❖ **Maria Gayosso is here to provide Spanish interpretation during the discussion periods.**
- ❖ **Arrangements are being made to hold a Spanish only meeting to cover the same material as will be covered tonight.**
- ❖ **Notification about this upcoming meeting will be provided in Spanish to everyone who signed in tonight and to neighborhoods and organizations that can help spread the word.**
- ❖ **Please feel free to provide any written comments or questions in Spanish tonight.**

Outreach Commitments

- ❖ To inform public about effort underway to revise zoning regulations pertaining to urban agriculture .
- ❖ To solicit public input about the proposed revisions to the zoning regulations.
- ❖ To review and respond to public input received.
- ❖ To consider further revisions to currently proposed revisions based on public input.
- ❖ To share with public any additional revisions proposed prior to initiation of formal review process.



Meeting Purpose

- ☑ **May 13th Meeting:** Focused on what led to effort to revise zoning regulations on urban agriculture and to receive your comments, suggestions, and questions.
- ☐ **Tonight's Meeting:** Will review proposed revisions to City's zoning regulations on urban agriculture and will ask for your comments, suggestions, and questions.
- ☐ **Next Meeting:** Will present a revised proposal based on staff's review of public input received at this meeting, the May meeting, and through emails and other means.

Tonight's Agenda

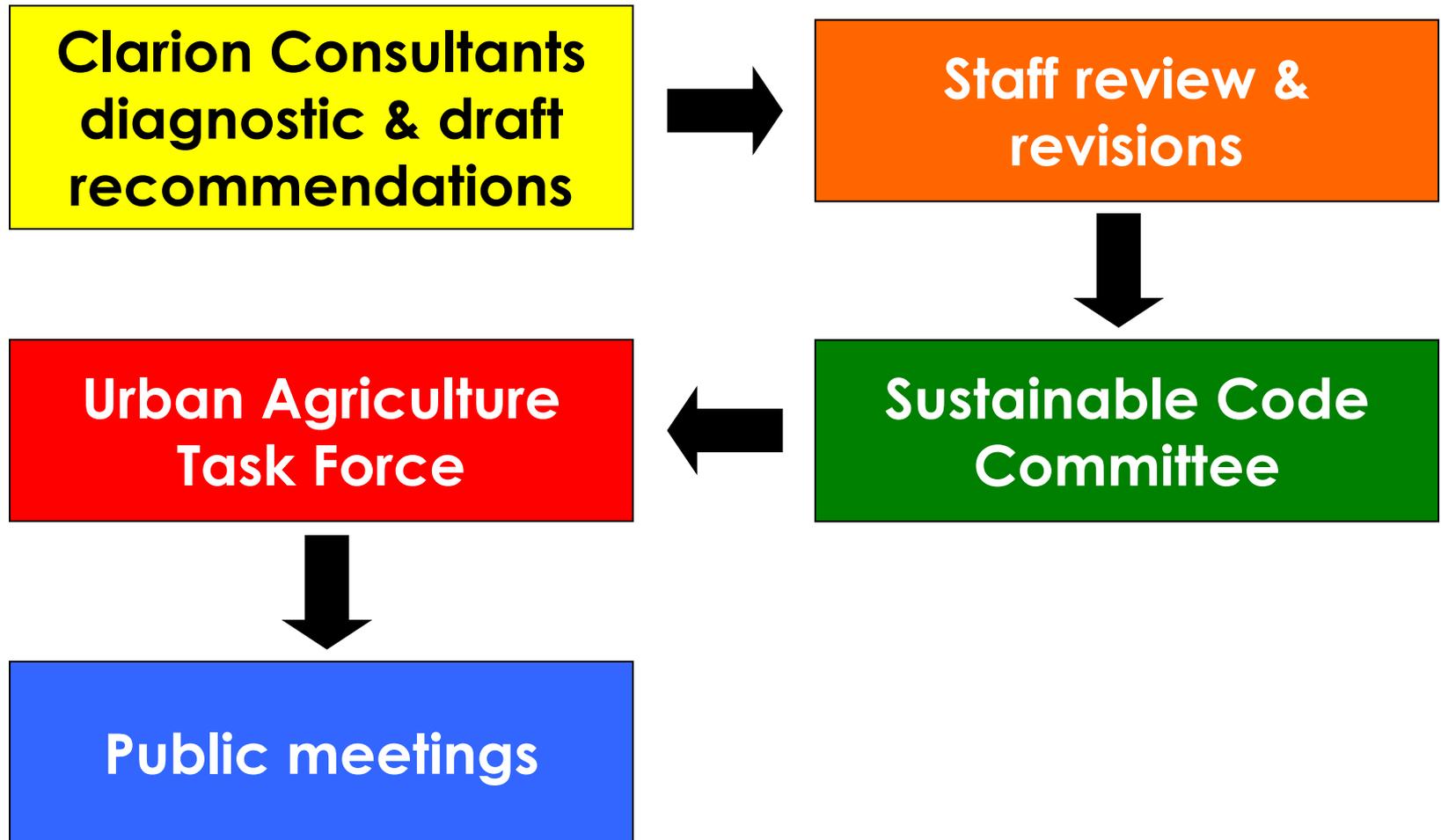
- ❖ Welcome & Introductions
- ❖ Review of:
 - suggested code revisions
 - comments & questions from first meeting
- ❖ Discussion
- ❖ Next Steps & Estimated Schedule



THANK YOU...

- ❖ **...for your written comments, suggestions, and questions at first meeting and in emails over the past month.**
- ❖ **Staff is reviewing these and tonight will highlight some of the topics addressed.**
- ❖ **Have provided cards on which you can write additional comments, suggestions, and questions about the proposed revisions to the zoning regulations.**

How was proposal developed?



Principal vs. Accessory Use

Principal Use – primary use to which the premises is devoted and exists

Accessory Use – subordinate to and serves a purpose customarily incidental to the principal use

Zoning code includes restrictions on such things as size, signage, number of employees and clients, and visibility of an accessory use to ensure that it remains subordinate to principal use

Urban Agriculture

Principal & Accessory Uses

- Community Gardens
- Urban Farms
- Farmers' Markets



Accessory Uses and Activities Only

- Gardens
- Keeping of Small Farm Animals
- Sale of products grown on-site
- Composting
- Greenhouses

KEEPING OF SMALL FARM ANIMALS

(proposed amendments, pgs. 31-33)



Small Farm Animals

- ❖ Proposal attempts to clarify and reconcile current regulations that conflict and to facilitate keeping of small farm animals, while putting measures in place to better ensure compatibility with adjacent properties
- ❖ Proposal does not revise or supersede City regulations prohibiting animal cruelty and neglect (*Tucson Code, Chapter 4*)
- ❖ Presently, chickens are kept in backyards with little to no incident according to code enforcement

Small Farm Animals

	Proposed Regulations
Permitted zones	Permitted as accessory use to: <ol style="list-style-type: none">1. residential uses2. community gardens3. urban farms
Procedure to Establish	Zoning compliance review (for shelter)
Is a permit required?	No
Procedure to request modifications	<i>Under Consideration:</i> Design Development Option to modify number of animals and shelter setback

Small Farm Animals

	Proposed Regulations
Types: <i>Permitted</i>	Small farm animals (miniature goats, rabbits, rodents, fowl, and other similar animals)
Types: <i>Prohibited</i>	Male fowl or guinea fowl and uncastrated miniature goats over 5 months

Small Farm Animals

	Proposed Regulations
Number of animals permitted, excluding fowl	<p>In residential zones and community gardens and urban farms in residential and nonresidential zones = 3.</p> <p>On lots 20,000+ sq. ft., 1 additional small farm animal is permitted for each 5,000 sq. ft. of lot area in excess of 20,000 sq. ft.</p>

Small Farm Animals

	Proposed Regulations
Number of animals permitted, excluding fowl	<p>In nonresidential zones = 3.</p> <p><i>Exception:</i> Community gardens and urban farms in nonresidential zones on lots 20,000+ sq. ft. can have more using formula on previous slide</p>

Small Farm Animals

	Proposed Regulations
Number of fowl permitted	<p>Residential and nonresidential zones: 8 domestic fowl <u>in addition</u> to the number of other small farm animals permitted</p> <p>Community gardens or urban farms on lots of 10,000+ sq. ft. are permitted to have one additional domestic fowl for each 1,000 sq. ft. of lot area over 10,000 sq. ft</p>

Small Farm Animals

Proposed Regulations

Perimeter Yard:

Setback from property line varies from zone to zone, e.g., minimum of 6 ft. in R-1

Exception: Setback from property line is not required when shelter is 6 ft. or less in height, 16 sq. ft. or less in area and screened 20 ft



Small Farm Animals

	Proposed Regulations
Max. shelter height	12 ft.
Other shelter location requirements	Permitted in side and rear yards Prohibited in front yard

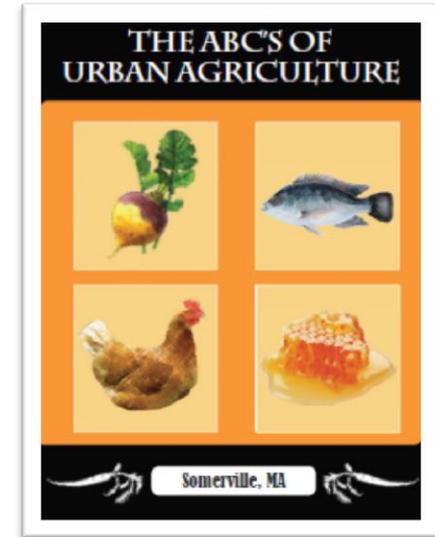
Some Concerns Raised related to Small Farm Animals

- ❖ Potential public health issues
- ❖ Potential predator attraction
- ❖ Number of chickens allowed
- ❖ “Grandfathering” of existing urban agriculture activities



Education & Outreach Ideas

- ❖ Preparation of a brochure summarizing approved regulations and indicating places where people can learn more about how to do urban agriculture.
- ❖ Coordination with Community Food Bank and other organizations to conduct “how-to” classes.



URBAN FARMS

1. Principal Use

2. Home Occupation



URBAN FARMS

1. Principal Use

Urban Farms:

Principal Use (pgs. 10-14)

	Proposed Regulations
Permitted zones	<p>Permitted in office, commercial, industrial, and certain special use zones (<i>Note: Next draft will exclude rural and suburban zones since agricultural activities are already permitted</i>)</p> <p>Special exception in urban residential and certain special use zones</p>
Is a permit required?	Yes

Urban Farms: Principal Use

	Proposed Regulations
Procedure	<p>Sites less than 2 acres in urban residential and certain special use zones: Zoning Examiner Special Exception</p> <p>Sites 2+ acres in urban residential and certain special use zones: PDSD Director Special Exception</p> <p>All other: PDSD Director Approval Procedure</p>

Urban Farm: Principal Use Nuisance Mitigation (pgs. 17-19)

Proposed Regulations pertaining to:

- **Dust, fumes, & other forms of air pollution**
- **Illumination**
- **Liquids and Solid Waste**
- **Noise**
- **Heavy Machinery**

Urban Farms: Permitted Activities

- **Composting**
- **Gardens and growing and harvesting of agricultural products**
- **Greenhouses**
- **Keeping of small farm animals**
- **On-site sale of agricultural products grown on-site**

URBAN FARMS

2. Home Occupation



Urban Farms: Home Occupation

(pgs. 19 & 20)

	Proposed Regulations
Permitted zones	All zones which permit family dwellings or mobile home dwellings.
Procedure	PDSD Director Approval Procedure
Is a permit required?	Yes

Urban Farms: Home Occupation

(pgs. 19 & 20)

	Proposed Regulations
Maximum size	No more than 25 percent of all buildings on the lot may be devoted to the home occupation. <i>Exception: Gardens not in an enclosed structure or building are exempt</i>
Secondary to residential use	Must be clearly secondary to the residential use

Urban Farms: Home Occupation

(pgs. 19 & 20)

	Proposed Regulations
Compatibility with residential character	Must be compatible with the neighborhoods' residential character
Visibility from street	Not allowed, exception for gardens not in an enclosed structure
Signage	Limited to one sign

Urban Farms: Home Occupation

(pg. 19 & 20)

	Proposed Regulations
Employees	Nonresidents prohibited. <i>Exception:</i> One nonresident employee permitted in certain office zones, commercial and mixed use zones, and certain special use zones
Nuisances	Nuisances, hazards, or other offensive conditions, such as noise, smoke, fumes, dust, odors, or other noxious emissions, are <u>prohibited</u>

Urban Farms: Home Occupation Permitted Activities

- **Composting**
- **Gardens and growing and harvesting of agricultural products**
- **Greenhouses**
- **Keeping of small farm animals**
- **On-site sale of agricultural products grown on-site**

FARMERS' MARKETS

1. Principal Use

2. Accessory Use



Farmers' Markets: Principal Use

(pgs. 13,14, 21)

	Proposed Regulations
Zones permitted	Permitted in commercial, mixed use, and industrial zones
Procedure	PDSD Director Approval Procedure
Is a permit required?	Yes

Farmers' Markets: Principal Use Nuisance Mitigation (pg. 21)

	Proposed Regulations
Type of sales	Predominantly sale of food products. Craft- and non-agricultural related product sales are limited.
Noise	Loudspeakers and amplified music <u>are prohibited</u> outdoors when located within <u>300 feet</u> of a residential use or zone

Farmers' Markets: Principal Use Nuisance Mitigation (pg. 21)

	Proposed Regulations
Outdoor Activity	Permitted
Parking	1 space for every 300 sq. ft. of display and sales area only (excludes vehicle use area)



Farmers' Markets: Accessory Use

(pgs. 29 & 30)

	Proposed Regulations
Zones permitted	<ol style="list-style-type: none">1. Residential zones: Permitted as an accessory use to a permitted Agricultural, Civic or Recreational uses only. Processed as a Special Exception.2. Office zones: Permitted as an accessory use only.3. Commercial, mixed use, and industrial zones: Permitted as an accessory or principal use

Farmers' Markets: Accessory Use

(pgs. 29 & 30)

	Proposed Regulations
Procedure	<p><u>In residential zones:</u></p> <ol style="list-style-type: none">1. Access from an arterial or collector street: PDSD Director Special Exception Procedure2. Access from a local street: Zoning Examiner Special Exception Procedure <p><u>In nonresidential zones:</u> Zoning compliance review.</p>

Farmers' Markets: Accessory Use

(pgs. 29 & 30)

	Proposed Regulations
Is a permit required?	<ul style="list-style-type: none">▪ Residential zones: Yes▪ Nonresidential zones: No
Hours of operation	<ul style="list-style-type: none">▪ Residential zones: No more than 6 hours between 7 am and 5 pm▪ Nonresidential zones: Not limited
Number of days	<ul style="list-style-type: none">▪ Residential zones: No more than 2 days/week▪ Nonresidential zones: Not limited unless required by PDSD Director

Farmers' Markets: Accessory Use

(pgs. 29 & 30)

	Proposed Regulations
Type of sales	Predominantly sale of food products. Craft- and non-agricultural related product sales are limited
Air Quality	Retail area shall be dust proofed
Noise	Loudspeakers and amplified music are prohibited outdoors when located within <u>300 feet</u> of a residential use or zone

Farmers' Markets: Accessory Use

(pgs. 29 & 30)

	Proposed Regulations
Signs	Must comply with Chapter 3 (Sign Code) of the Tucson Code
Clean Up	All litter, tents, stalls, food, merchandise, signs (on-site and off-site), etc. must be removed from premises at end of each market event

Farmers' Markets: Accessory Use

(pgs. 29 & 30)

	Proposed Regulations
Mitigation Plan for markets in nonresidential zones	Within 300 feet of a residential use or zone: Must mitigate any potential nuisances, including hours of operation, noise, lighting, vehicular traffic, and parking

COMMUNITY GARDENS

1. Principal Use
2. Accessory Use



Community Gardens:

Principal Use (pgs. 11 - 17)

	Proposed Regulations
Permitted zones	All zones
Procedure to establish use	PDSD Director Approval Procedure
Is a permit required?	Yes

Community Gardens: Accessory Use (pgs. 27 & 28)

	Proposed Regulations
Permitted zones	All zones
Procedure	Zoning Compliance Review
Is a permit required?	No

Community Gardens

Permitted Activities

(Principal & Accessory)

- **Composting**
- **Gardens and growing and harvesting of agricultural products**
- **Greenhouses**
- **Keeping of small farm animals**
- **On-site sale of agricultural products grown on-site**

Specifics on Permitted Accessory Uses

1. Composting
2. Gardens
3. Greenhouses
4. On-Site Sales



Composting

(pg. 28)

	Proposed Regulations
Permitted Zones	All zones as an accessory use
Procedure to Establish	Zoning Compliance Review
Is a permit required?	No
Standards	Must be actively managed to control any potential nuisance to neighbors

Gardens

(pgs. 30 & 31)

	Proposed Regulations
Permitted zones	All zones as an accessory use
Procedure to Establish	None
Is a permit required?	No
Standards	1. Permitted in front yard 2. Vertical gardens on fences and walls permitted 3. Aquaponics and hydroponics permitted

Greenhouses (pg. 31)



	Proposed Regulations
Permitted zones	All zones
Procedure to Establish	<ul style="list-style-type: none">▪ Under 200 sf = Zoning compliance review▪ 200 sf or more = PDSD Director Approval Procedure
Is a permit required?	<ul style="list-style-type: none">▪ Under 200 sf = No▪ 200 sf or more = Yes
Perimeter Yard	<ul style="list-style-type: none">▪ Passive greenhouse per accessory use standards (min. of 6 ft.)▪ Mechanically cooled or heated greenhouses per City's Noise Ordinance would likely require greater setback

On-Site Sales of Products Grown On-Site (pg. 33)

	Proposed Regulations
Zones permitted	All zones as an accessory use
Procedure to Establish	None
Is a permit required?	No

On-Site Sales of Products Grown On-Site (pg. 33)

	Proposed Regulations
Type of products permitted	Restricted to agricultural products grown on-site
Max. number of events/days permitted	No more than four advertised events per year. An event shall not occur more than three consecutive days
Hours of operation	7 am to 5 pm

Next Steps & Est. Schedule

1. August 2014: Present revised proposal at a third public meeting
2. Fall 2014: Planning Commission study session(s), public hearing, and recommendation
3. Early 2015: Mayor and Council public hearing and consideration for adoption