



CITY OF
TUCSON



Community Meeting on Urban Agriculture

Wednesday, July 23, 2014
5:30 – 7:00 p.m.
El Pueblo Recreational Center

*Photos courtesy of Manzo & Davis Schools,
Community Food Bank, Community Gardens of
Tucson, City of Tucson*

Agenda

Welcome & Introductions

Why This Effort?

Review of Suggested Code Revisions

Next Steps & Estimated Schedule

Discussion



**WHY
THIS
EFFORT?**

Stepping Back

- Growing NATIONAL interest
- Food security, global climate changes, and food desert/fast food glut
- PlanTucson
- US Department of Energy



In Tucson:

- ❖ **Proposal attempts to clarify and reconcile current regulations that conflict with urban agriculture practices**
- ❖ **It facilitates keeping of small farm animals, while putting measures in place to better ensure compatibility with adjacent properties.**
- ❖ **When code “silent” on an issue, it does not mean it permitted or prohibited – requires determination.**
- ❖ **Proposal does not revise or supersede City regulations prohibiting animal cruelty and neglect (*Tucson Code, Chapter 4*)**

Process



* Would result in revising the City's zoning code, if approved



Principal & 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



KEEPING OF SMALL FARM ANIMALS

Accessory Use



Small Farm Animals

- Permitted as accessory use to residential uses, community gardens, and urban farms
- Permit not required
- Permitted: Small farm animals (miniature goats, rabbits, rodents, fowl, and other similar animals)
- Prohibited: Male fowl or guinea fowl and uncastrated miniature goats over 5 months
- **Number permitted:** 3 small farm animals + 8 domestic fowl; larger lots may have more animals

Small Farm Animals

Shelter for the animals:

- **Maximum height: 12 feet**
- **Permitted in the side and rear yards only**
- **Setback:** From property line it varies from zone to zone, e.g., minimum of 6 ft. in R-1. Must also be 20 ft from adjacent residence
- **Exception:** Setback from property line is not required when shelter is 6 ft. or less in height, 16 sq. ft. or less in area, screened, and at least 20 ft from adjacent residence



URBAN FARMS

1. Principal Use

2. Home Occupation*

* Limited to an accessory use to the residence



URBAN FARMS

1. Principal Use



Urban Farms: Principal Use

- **Permitted in office, commercial, industrial, and certain special use zones**
- **Special exception in urban residential and certain special use zones**
- **Permit required**
- **Regulations pertaining to dust, fumes, & other forms of air pollution, illumination, liquids and solid waste, noise, and use of heavy machinery**

URBAN FARMS

2. Home Occupation*

* Limited to an accessory use to the residence



Urban Farms Home Occupation

- **Permitted in all zones which permit family dwellings or mobile home dwellings.**
- **Permit required**
- **No more than 25 percent of all buildings on the lot may be devoted to the home occupation. Exception for gardens.**

Urban Farms

Home Occupation

- Nonresident employees are prohibited. many nonresidential zones may have one nonresident employee.
- Hazards and offensive conditions, such as noise, smoke, fumes, dust, and odors are prohibited

Urban Farms: Principal Use & 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

- **Permitted in commercial, mixed use, and industrial zones**
- **Permit required**
- **Predominantly sale of food products. Craft- and non-agricultural related product sales are limited.**

Farmers' Markets: Accessory Use

Residential zones:

- Permitted as an accessory use to a permitted farm, church, school, or park only.
- Processed as a Special Exception. Permit required
- Can operate no more than 2 days/week and no more than 6 hours between 7 am and 5 pm each day

Farmers' Markets: Accessory Use

Nonresidential zones:

- **Office zones:** Permitted as an accessory use only. Permit not required
- **Commercial, mixed use, and industrial zones:** Permitted as an accessory (permit not required) or principal use (permit required)
- **Number of days not limited unless required by PDSD Director; hours not limited**

Farmers' Markets: Accessory Use

All Zones:

- Sales must be predominantly food products. Craft- and non-agricultural related product sales are limited.
- All litter, tents, stalls, food, merchandise, signs (on-site and off-site), etc. must be removed from premises at end of each market event

COMMUNITY GARDENS

1. Principal Use

2. Accessory Use



Community Gardens

Principal Use: Permitted in all zones;
permit required

Accessory Use: Permitted in all zones;
permit not required

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

Specifics on Permitted Accessory Uses

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



Composting

- **All zones as an accessory use**
- **Permit not required**
- **Must be actively managed to control any potential nuisance to neighbors**

Gardens

- All zones as an accessory use
- Permit not required
- Permitted in front, side, and rear yards
- Vertical gardens on fences and walls permitted
- Aquaponics and hydroponics permitted



Greenhouses

- Permitted in all zones
- Permit not required for greenhouses less than 200 sf
- Permit required for greenhouses 200+ sf
- Setback varies on the zone and type of greenhouse
- Maximum height: 12 feet

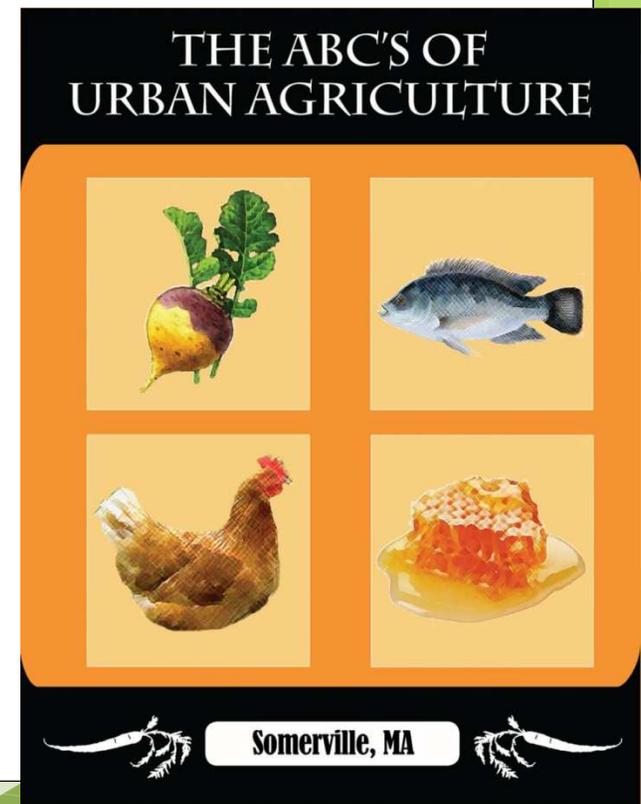


On-Site Sales of Products Grown On-Site

- **Permitted in all zones as an accessory use**
- **Permit not required**
- **Limited to no more than 4 advertised events per year. Each event cannot be more than 3 consecutive days.**
- **Hours limited to between 7 am to 5 pm**

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.



Next Steps & Est. Schedule

1. **Fall 2014:** Planning Commission study session(s), public hearing, and recommendation
2. **Early 2015:** Mayor and Council public hearing and consideration for adoption*

* Will result in revising the City's zoning code if adopted



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For more information:

pdsd.tucsonaz.gov/pdsd/news/sustainable-code-project



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