



# Urban Agriculture Text Amendments

Planning Commission  
Study Session



# Urban Agriculture Proposal

- Uses
  - Community Garden (principal or accessory use)
  - Urban Farm (principal use)
  - Farmers’ Market (principal or accessory use)
- Accessory Use Only
  - Gardens; Composting; Greenhouses; Keeping of Small Farm Animals; Sale of products grown on-site
- May 2015 Draft:
  - The proposed changes in the May 2015 Draft attempt to limit and refine the language.
  - The page numbers on the following slides refer to the text amendments in the May 2015 Draft.



# Proposal Guidelines

- Create urban agriculture zoning standards per Plan Tucson
- Refer to local agricultural traditions as a guide
- Have reasonable mitigation standards
- Keep Chapter Four standards on animal cruelty and neglect and other nuisances in place
- Do not make current civil infractions into misdemeanors
- Note Crop production remains a permitted use in residential zones



# Key Issues Revised in May 2015 Draft

- Enforcement
- Small Farm Animals  
Maximum Numbers
- Chapter Four  
(Animals and Fowl)
- Existing Pen Waiver
- Pen and Shelter Setbacks
- Large Farm Animals
- 4H Exemption
- Composting





# Enforcement

- PDSD enforces UDC and NPO
- May 2015 Draft include setbacks, pen sizes and maximum numbers
- Chapter Four issues with cruelty and neglect - PDSD works with TPD and Pima Animal Control
- Code Enforcement reports very few chicken and urban agriculture issues. Dog issues are the most prominent animal violation.





# Small Farm Animals Maximum Numbers (Food Producing Animals)

- Continue to use animal unit so as to regulate mix of species
- Numbers the same as the September 2014 Draft
- Allow for increased numbers with 50' Notice Procedure or written consent of adjoining property owner
- Must still meet all nuisance standards





# Chapter Four (Animals and Fowl)

- Removed maximum number regarding urban agriculture animals from Chapter Four
- Removed new provisions on urban agriculture animals from Chapter Four
- Cross-reference setbacks and general provisions of Chapter Four in the UDC
- Do not change current rules on large animals or any Chapter Four setbacks





# Existing Pen Waiver

- Allows a simple and inexpensive procedure to review existing pens prior to the proposal
- Meant to be inexpensive alternative to 50' Notice Procedure and Design Development Option where no zoning violations exist
- Must meet basic building safety standards if it triggers a building inspection





# Pen and Shelter Setbacks

- Small and large pen standards are the same as September 2014 Draft
- 20 foot setback from Chapter Four is cross-referenced in UDC
- Setbacks on all lots 36,000 square feet in area or greater is 50 feet for pens





# Large Farm Animals

- No changes from current standards recommended
- Pens, corrals, setbacks remain the same
- Main standards are in Chapter Four





# 4H Exemption

- Current proposal for exemption on small farm animals standards remains
- May not be needed if the current maximum numbers and pen standards are kept
- There is a current exemption standard for large farm animals that is not under review





# Composting

- Already is regulated under Chapter Sixteen (Neighborhood Preservation Ordinance)
- UDC cross-references Chapter Sixteen
- All nuisance issues are already covered





# Urban Agriculture Text Amendments



# What is Urban Agriculture?

- The practice of cultivating, processing, and distributing food in a town or city
- A policy that implements a food security strategy for the City of Tucson
- Tailored to better define the different scales and intensity (such as home garden, community garden, and urban farm) to be compatible with surrounding land uses



# Community Garden as a principal and accessory use

- See page 11-14, 15, 23, 33
- Area of land operated not-for-profit to grow and harvest food crops primarily for the use of its members
- Permitted in every zone
- Limited incidental sales
- Standards for keeping small farm animals, greenhouse, and composting





# Urban Farm as a principal use

- See page 11-14, 16, 33
- The growing and harvesting of agricultural products in a non-residential area
- Permitted in: office, mixed use, commercial, industrial, and special use zones
- Limited incidental sales
- Standards for keeping small farm animals, greenhouse, and composting





# Gardening as an accessory use

## Composting as an accessory use

- See page 24, 34
- References Chapter 16, *Neighborhood Preservation*, to mitigate nuisances
- Requires setback per the underlying zoning (i.e. min. of 6' in residential zones)

## Greenhouse as an accessory use

- See page 25, 35
- Distinction between passive and mechanical greenhouse for property line setback





# Urban Agriculture Sales

## Farmers' Market

- See page 11-14, 19, 24, 30, 33
- A common intermittent use
- Allowed as a principal use in mixed use, commercial, industrial, and some special use zones
- Allowed as an accessory use to churches, schools and similar uses in residential zones

## On-Site Sales as an accessory use

- See page 29
- Encourages neighborhood interaction but limits city-wide sale events to 4 times annually





# Small Farm Animals

## (Food Producing Animals)

### Existing Code:

- The “doghouse exemption interpretation” - A structure five feet or less in height and ten square feet or less in area may be at a zero (0) rear or side yard setback

### May 2015 Draft:

- Exemption for a small farm animal structure if six feet or less in height and sixteen square feet or less in area

### Proposed May 2015 Draft:

- Maintain Chapter 4, references the extent permitted by Chapter 23B, *UDC*.





# Keeping Small Farm Animals as an accessory use

- See page 5, 22, 26-28, 34
- Allowed as an accessory use to residential uses, community gardens, and urban farms
- Creates setback and height standards for shelters of small farm animals
- Request to increase number of animals or decrease setback of shelter through 50' Notice Procedure
- Creates standards for animal density to resemble current local practices





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