

# Update on the Proposed Urban Agriculture Regulations

Planning Commission

October 15, 2014



# Urban Agriculture Overview

- 2011 - Sustainable Code Project
- 2012- 2014 - Public Involvement Committees
- 2013 - Plan Tucson's Urban Agriculture Policy
- 2013 – Plan Tucson adopted by voters
- 2014 - Public Meetings (4)
- 2014 - Commission/Task Force Review
- 2015 - Expected Mayor and Council Review



# Public Meeting Feedback

- Three Public Meetings – May, June, and July
  - Attendance respectively 150, 130 , and 30 for Spanish-only
  - 4<sup>th</sup> Meeting scheduled for October 23, 2014
- General Response
  - Generally positive comments on the September, 2014 draft
  - Goes further to facilitate urban agriculture as practiced in Tucson
- Feedback being evaluated to address issues raised
  - Return in December with revised timeline recommendation



# Issues



- Gardening – Principal and Accessory Uses
  - On-site Gardening
  - Community Gardening
  - Urban Farms
  - On-site Sales
- Small Farm Animals
  - Chickens and Fowl
  - Miniature Goats
- Farmers' Markets
  - Principal
  - Accessory
- Associated Issues
  - Composting
  - Greenhouses
  - Larger Animals
  - General Farming



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# Other Urban Agriculture Reviews

## Issues

Non-profit agricultural programs - 4-H and the FFA, will not be able to operate under the proposed regulations.

Clarify composting and greenhouse standards.

## Potential Solutions

- Give exemption to non-profit programs like 4-H.
- Allow composting and greenhouses as accessory uses with clear mitigation standards.



# Urban Agriculture Summary of Proposals

- Complies with the voter-approved (November 5, 2013) Plan Tucson policy to create updated urban agriculture zoning standards.
- Attempts to use local agricultural traditions and current agricultural standards as a guide rather than create new more restrictive standards.
- Keeps City standards on animal cruelty and neglect and slaughter as currently adopted.
- Keeps the land use class, crop production, which can allow extensive gardening in residential zones, as currently adopted but may allow a passive greenhouse (one without noisy mechanical equipment) as an accessory use.



# Proposal Summary - continued

- Makes distinctions between passive and mechanical greenhouses regarding setbacks from property lines.
- Allows composting as a permitted accessory use with standards mitigating nuisances.
- Creates standards for on-site crop sales that encourages neighborhood interaction but limits city-wide sales events.
- Clarifies that a community garden is a land use class in the zoning code's use category Agricultural Group and that it is allowed widely in residential and non-residential zones with compatibility standards.



# Proposal Summary - continued

- Defines urban farms as a land use type allowed in non-residential zones that currently prohibit agricultural uses.
- Clarifies that a farmers' market is a common intermittent land use type allowed with compatibility standards in residential zones as an accessory use and non-residential zones as both principal and accessory use.
- Clarifies the difference between rural and urban agriculture. An example is a regular-sized goat is allowed in rural zones but only miniature goats are allowed in urban residential zones.

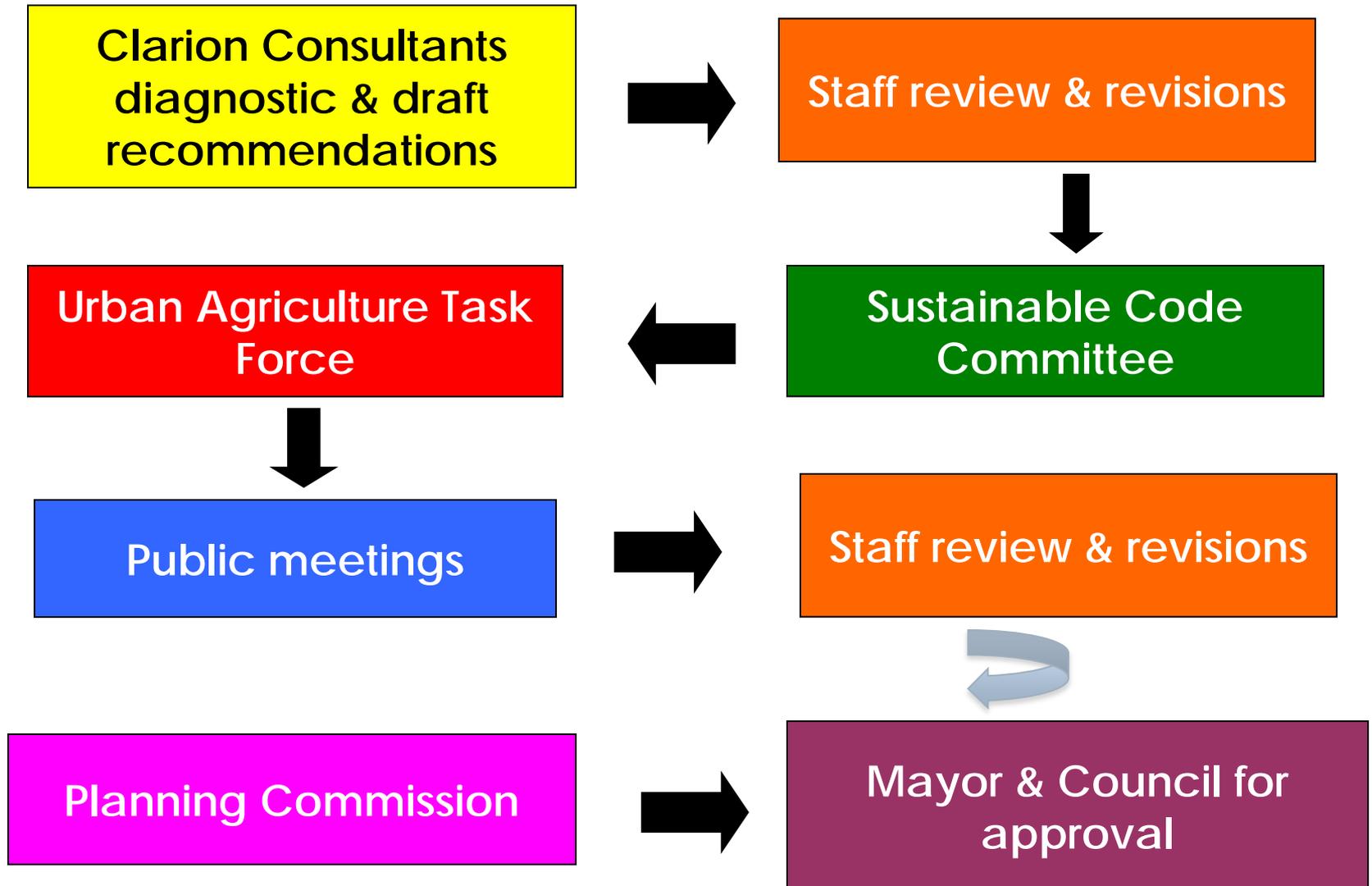


# Proposal Summary - continued

- Creates a definition for small farm animals as a group that can be kept in urban residential areas with animal density and pen setback standards resembling local current practices. Examples are chickens, miniature goats and ducks.
- Creates a unit of measure for small farm animals used for local food production in urban residential areas called an Animal Unit (AU). The measurement is set up to allow two AUs per every one thousand square feet of property with an overall cap in urban residential zones.
- Allows for requests to adjust pen setbacks and animal density through a case review and a notification of adjoining property owners, who may consent or appeal a change.



# Planning Process



# Next Steps

**Revised September draft:**

**October 23:** Present the revised proposal at a public meeting

**November – January:** Study session(s) and public hearing with the Planning Commission

**March:** Public hearing by Mayor and Council



# Rules for BACKYARD CHICKENS

## Chapter 4 Animal and Fowl

Topic	Current Rules	Proposed Rules
Number permitted	24 hens (Sec. 4-56)  No roosters (Sec. 4-59)	Depends on lot size: 2 per 1000 sq ft. Typical 7000 sq ft. lot = 14 chickens  No roosters
Where permitted	Any zone	Any zone
Coop size	Not more than 12' high  (Sec. 4-57)	<b>Small:</b> not more than 6' high  <b>Large:</b> not more than 12' high
Coop setbacks	50' from all property lines  (Sec. 4-57)	<b>Small:</b> up to 2 on the property line <b>Large:</b> 10/20 ft from property lines abutting residential properties; 0' from property lines abutting alleys, right of ways, or nonresidential use

