



CITY OF
TUCSON



4th public meeting

Community Meeting on Urban Agriculture

Thursday, October 23, 2014

6:30 – 8:00 p.m.

YWCA Building,

525 N. Bonita Avenue

Tonight's Agenda

- ❖ Welcome & Introductions
- ❖ Review of:
 - Moving forward
 - Guiding principles for proposal
 - Current regulations that are not changing
 - Key proposed changes
 - Moving forward
- ❖ Discussion
- ❖ Next Steps



Meeting Purpose

- ❖ To present a revised proposal based on staff's review of public input received at the community meetings, emails, and other means.
- ❖ To collect additional input and feedback

Tonight is not the last opportunity to provide input and feedback and to influence changes to proposal (i.e. public hearings with Planning Commission and Mayor and Council). Proposal is subject to change until it is adopted by Mayor and Council

Moving Forward

Stay with the
current
regulations

OR

Adopt
proposed
regulations or
some variation

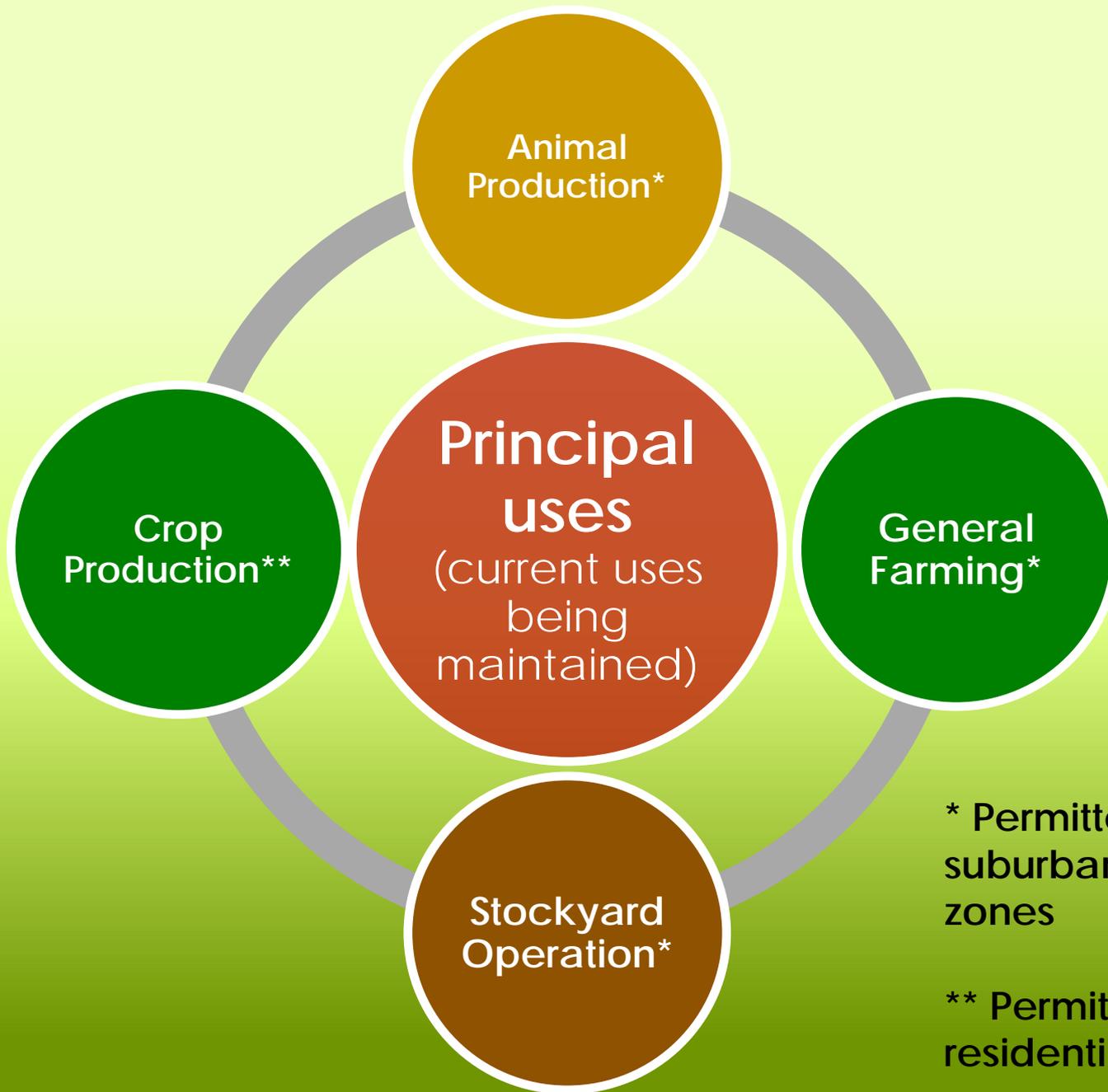
Guiding Principles for Proposal

- ❖ Attempts to use local agricultural traditions and current agricultural standards as a guide rather than create new more restrictive standards
- ❖ Acknowledge concerns regarding privacy and character in residential neighborhoods

**CURRENT REGULATIONS
THAT ARE NOT
CHANGING**

Current Animal and Fowl Standards That are Not Changing

- ❖ Prohibits cruelty and neglect (Tucson Code Sec. 4-3)
- ❖ Standards for sanitary pens and coops (TC Sec. 4-3 & 4-58 and restated in proposed Sec. 6.6.5.F.5 & .8)
- ❖ Animal slaughter standards (Pima County Health Code)



* Permitted in rural and suburban residential zones

** Permitted in all residential zones

Large Farm Animals

Chapter 4 of the Tucson Code allows these large farm animals today and are continued to be so in the proposal



Horses



Mules



Cows



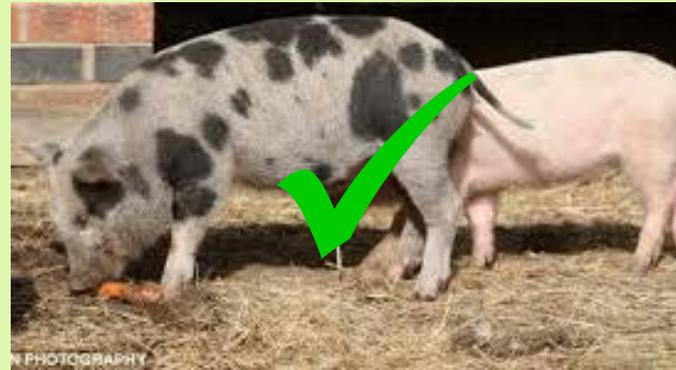
Goats

Other Animals – Permitted



Fowl

(chickens, ducks,
geese or turkeys)



Vietnamese Potbelly Pigs*



Bees*



Pigeons*

** While not specifically mentioned,
proposal maintains regulations as-is.*

Farm Animals – Prohibited

(Chapter 4, Tucson Code)



Male fowl



Guinea fowl



Pigs or hogs

Areas Where Animals Can & Cannot Be Kept (current regulations that are not being changed)



Animals and their shelters cannot be kept in front yard

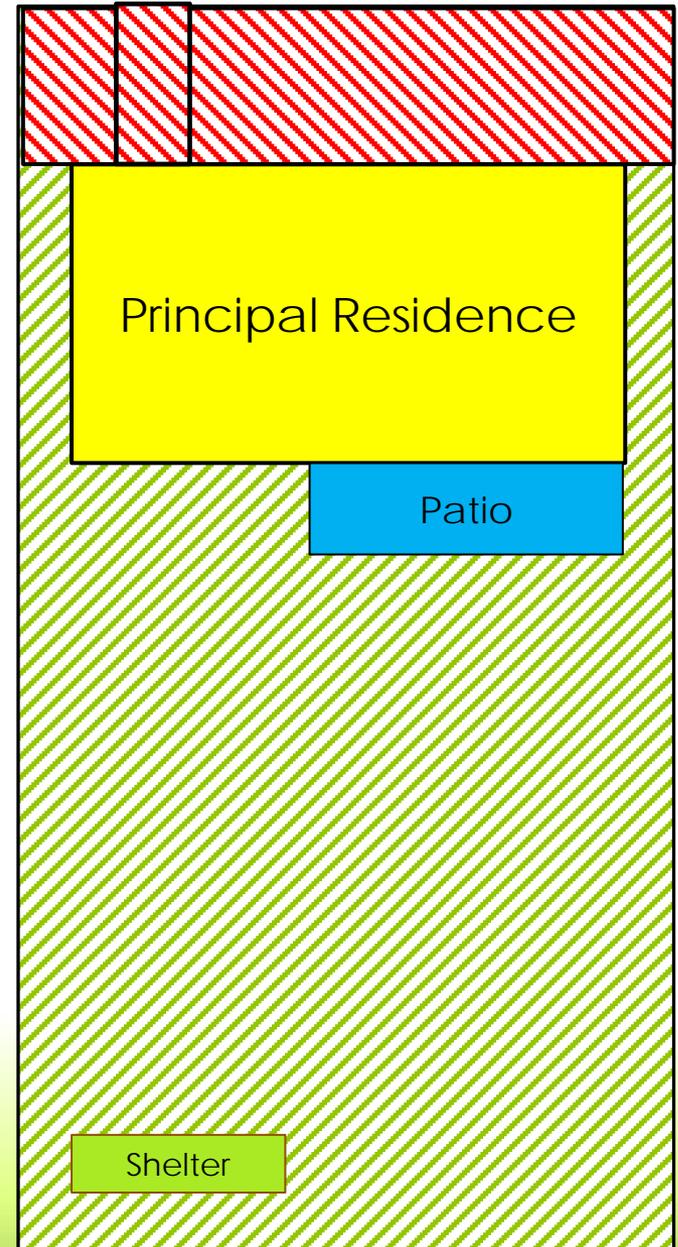


Animals can be kept in the side and/or rear yard only



Shelter

Shelters can be kept anywhere in the side and/or rear yard only in compliance with setback requirements.



Not to scale. For illustrative purposes only

Key Proposed Changes

1. Principal Uses

- Community gardens
- Urban farms
- Farmers' Markets

2. Accessory Uses

3. Small Farm Animals

- Type permitted & prohibited
- Number permitted
- Shelter setback

Principal Uses

Uses Allowed Today and Will Continue to be Allowed

Animal Production
Crop Production
General Farming
Stockyard Operation

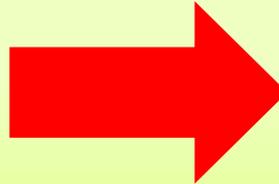
Proposed New Uses

Community Garden
Urban Farm

Change to Current Use

Current

Farmers' Market
*(subtype of Swap
Meets & Auctions)*



Proposed

Farmers' Market
*(subtype of Food &
Beverage Sales)*

Permitted Principal Uses – Special Use Zones

	IR	P	RV	NC	RVC	MU
Currently permitted uses that are maintained as-is in the proposal						
Animal Production						
Crop Production						
General Farming						
Stockyard Operation	(SE)					
Proposed Uses						
Community Garden						
Urban Farm						
Farmers' Markets						

Accessory Uses

Note on Current Regulations

Mostly silent on ag-related activities. Permitted or prohibited based on zoning interpretation and applicable accessory use standards

Uses Allowed Today and Will Continue to be Allowed

Keeping of animals in rural and suburban zones

Proposed New Accessory Uses

Community Garden
Farmers' Markets
Keeping of small farm
animals
On-site sales

Proposed Accessory Uses

1. Composting – permits with performance standards to assure nuisance not created
2. Gardens/crop production – setbacks not required, except for greenhouses
3. On-site sales – no more than four Citywide-advertised events per year. Exempt: Events advertised by signs posted on-site or in the neighborhood only or to members or subscribers to a listserv or social networking service dedicated to the growing, producing, or selling of agricultural goods.

Farmers' Markets as Accessory Use in Residential Zones – Proposed

- ❖ Permits accessory to crop production, churches, schools, & parks
- ❖ Permits not required (currently the case and being maintained in proposal)
- ❖ 20% cap on non-food products removed from proposal
- ❖ Allows no more than 6 hours between sunrise and sunset

PROPOSED KEEPING OF SMALL FARM ANIMAL STANDARDS

- ❖ Applicability of proposal
- ❖ Type permitted & prohibited
- ❖ Number permitted
- ❖ Shelter setback



Applicability of Proposal

- ❖ Does not apply in the rural and suburban zones. Animal regulations maintained as-is with exception that number of fowl permitted increased to 50
- ❖ Does not affect current large farm animal regulations

Proposed Clarifications to Small Farm Animals Permitted



Fowl



Miniature Goats

Other similar animals not specified



Rodents



Rabbits

Small Farm Animals Prohibited



Male fowl*



Guinea fowl*

Proposed
Uncastrated miniature
goats over 5 months

**Currently prohibited*

Proposed Number Permitted – Animal Unit Approach

- ❖ Number permitted based on Animal Unit (AU) approach
- ❖ Each animal assigned a value based on animals potential impact (e.g. chicken = 1; miniature goat = 5)
- ❖ Dogs, cats, rabbits, rodents, fish, and invertebrates exempt from maximum number

Proposed Number Permitted – Animal Unit (AU) Approach

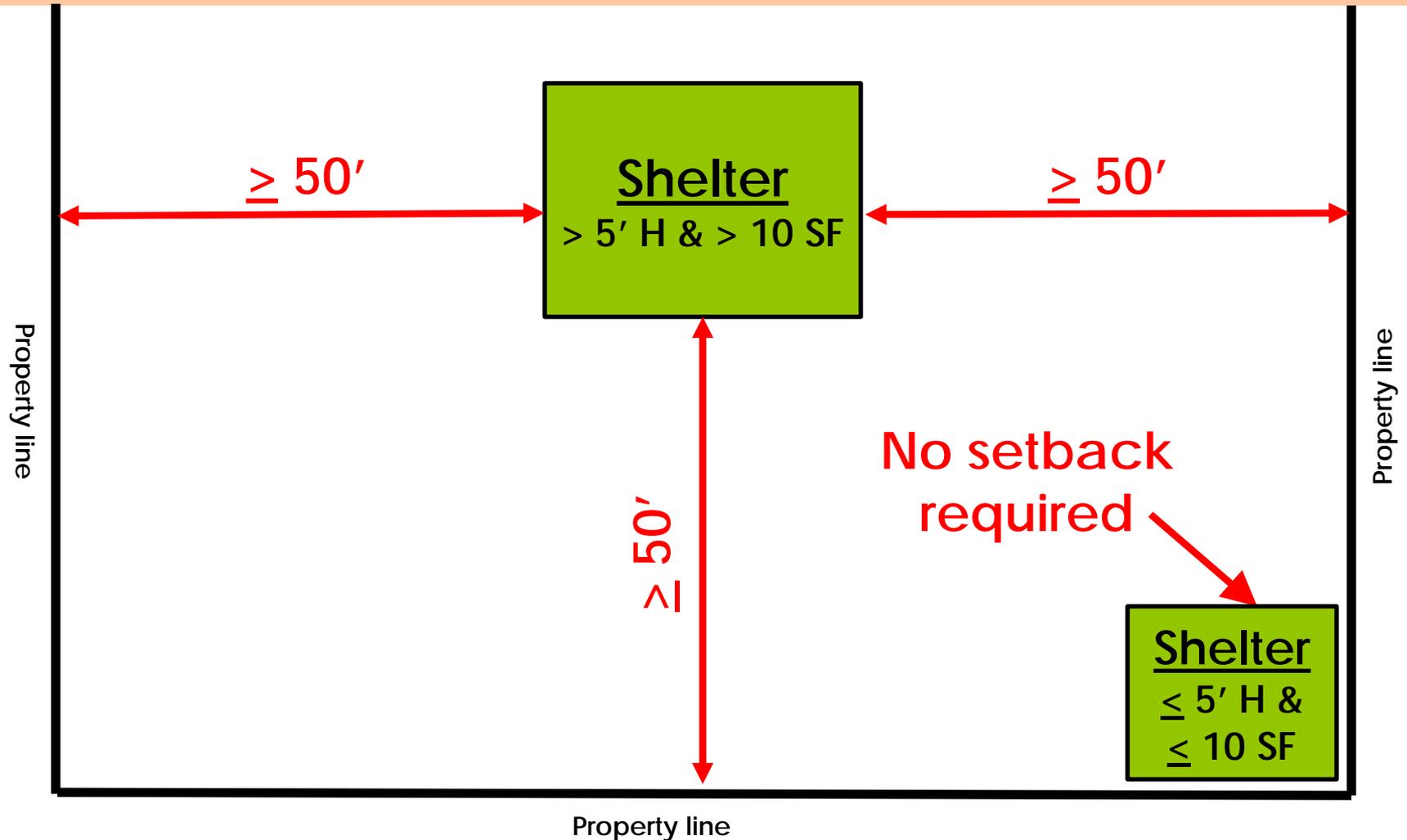
Max. AU Permitted = 2 AU/1,000 sf, but not to exceed:

Gross Site Area	Number of AU Permitted
Less than 16,000 sf	24
16,000 sf – 143,999 sf	36
144,000 sf or more	48

Comparison of Numbers Permitted

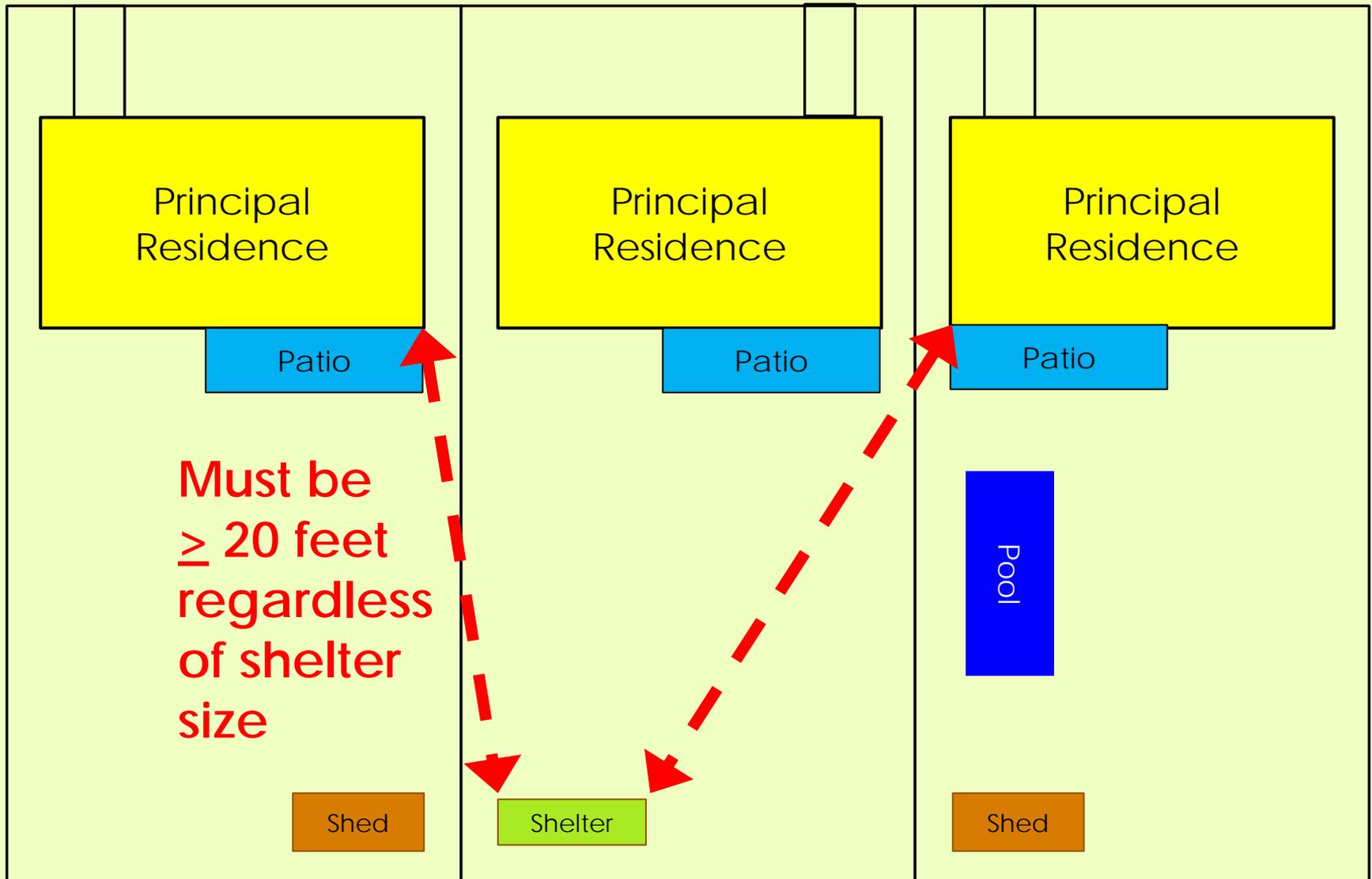
	Lot Size (square feet)				
	5,000	7,000	16,000	144,000	188,000
Current	24*	24*	24	24	24
*Generally, it is difficult, if not impossible, for shelters to meet the current 50' setback from property line requirement on lots this size					
Proposed**	10	14	24 (cap = 24 AU)	36 (cap = 36 AU)	48 (cap = 48 AU)
** Proposed: Shelters must be ≥ 20 feet from the principal residence on the abutting lot. Setback from property line varies depending on height and square footage of shelter and underlying zone.					

Currently Required Shelter Setbacks (UDC Sec. 6.6.2.H)



Not to scale. For illustrative purposes only

Proposed Animal Shelter Setback



Not to scale. For illustrative purposes only

What is 20 feet?



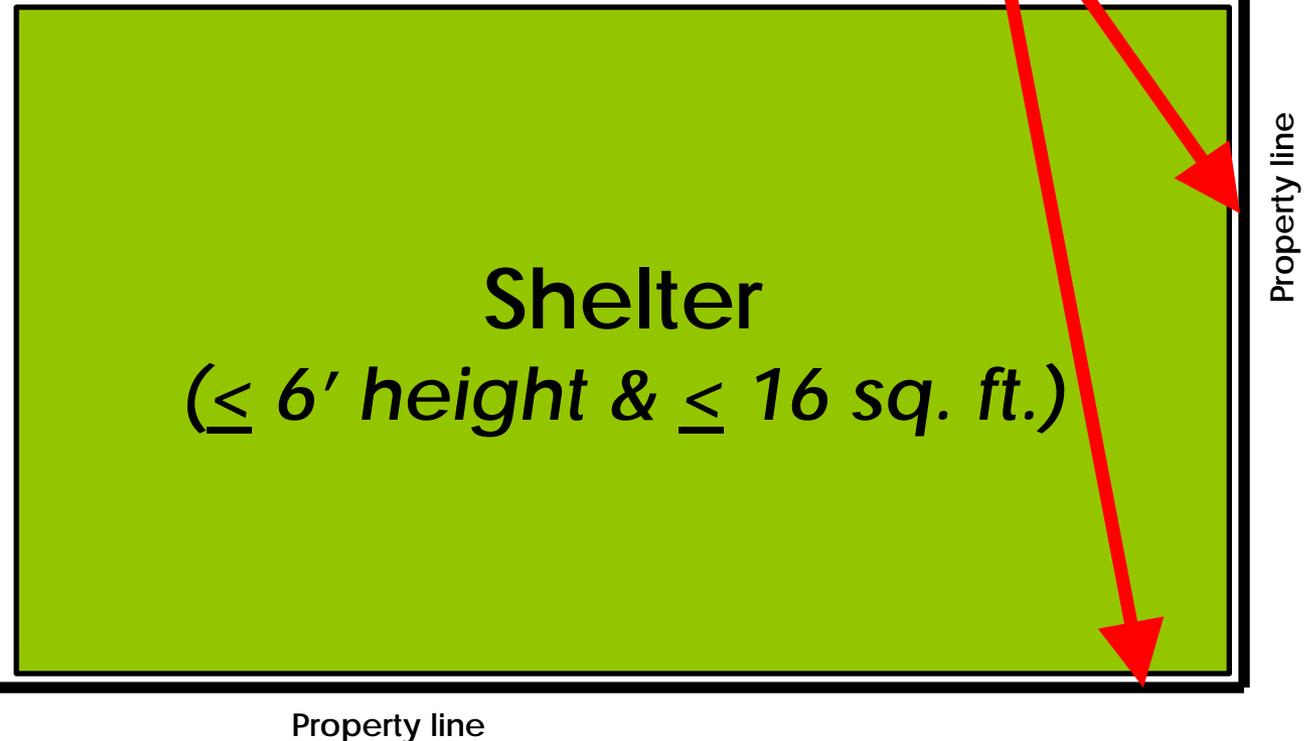
3.3 Folding tables end-to-end (6' each)



~ Length of a Ford F-150

Proposed Setback for Shelters $\leq 6'$ height & ≤ 16 sq. ft.

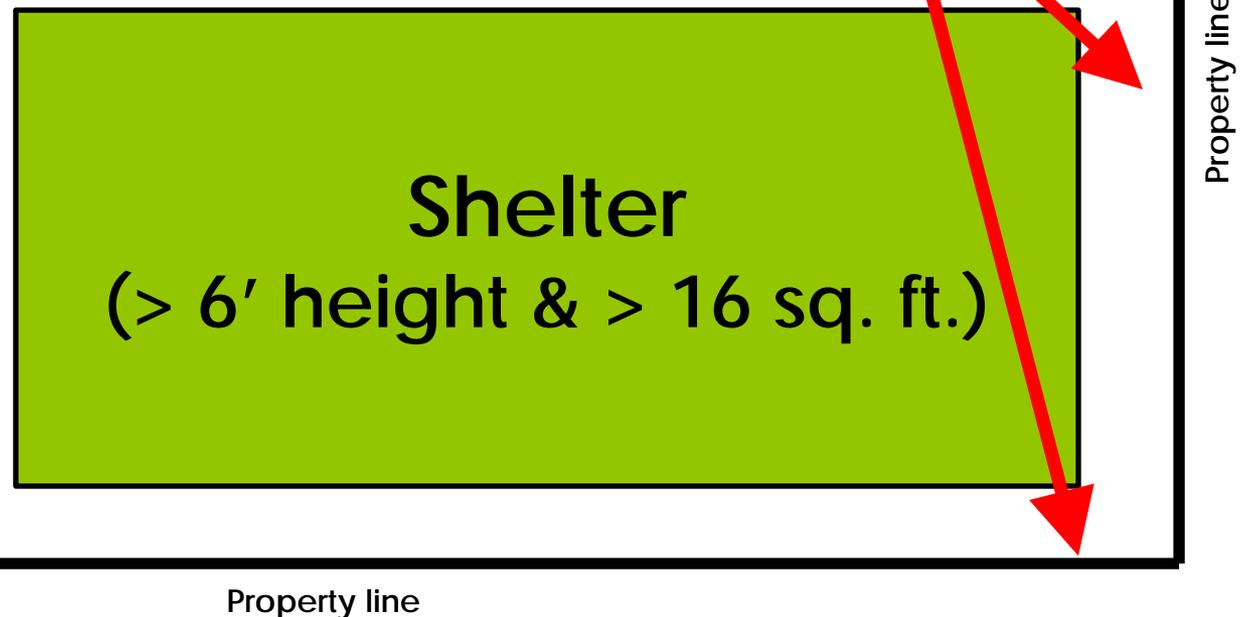
- 1) No setback from property lines required &
- 2) $\geq 20'$ from adjacent residence



Not to scale. For illustrative purposes only

Proposed Setback for Shelters > 6' height & > 16 sq. ft.

- 1) \geq Zoning req't from property lines (typ. \geq 6')
(Exception: no setback required when property line abuts alley or other type of right-of-way) &
- 2) \geq 20' from adjacent residence



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Clarification to Shelter Setback Modification Requests

- ❖ Proposal clarifies that Design Development Option procedure would be used by including animal shelters in applicability section
- ❖ PDSD Director decides whether to approve based on set of findings (e.g. will it create a nuisance to adjacent property owners)
- ❖ Adjacent property owners and neighborhood association noticed of decision
- ❖ Board of Adjustment considers appeals

Moving Forward

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Next Steps

1. Fall & Winter 2014: Review and consolidate comments from public meetings, continue to take input/feedback into consideration, and report to Planning Commission on comments and revisions
2. Early 2015: Mayor and Council public hearing and consideration for adoption

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