

**SUSTAINABLE CODE PROJECT:  
PROPOSED URBAN AGRICULTURE AMENDMENTS**

**May 2015**



**City of Tucson  
Planning & Development Services Department**

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## **PREFACE**

The redline version of the May 2015 draft shows proposed changes to the currently adopted Unified Development Code (i.e. the City's zoning regulations). The proposed changes in the May 2015 draft attempts to limit and refine the language. The context and background text in the September 2014 draft is not present in the May 2015 draft in order to focus on the proposed redlines.

## **BACKGROUND**

On November 5, 2013, voters ratified Plan Tucson, the City's General and Sustainability Plan. Included in Plan Tucson are Urban Agriculture policies, one of which is to "adopt zoning and land use regulations that promote and facilitate the safe, equitable growth and distribution of locally produced food." The proposed amendment to the City's zoning code, the Unified Development Code, provided in this document is an implementation of this policy.

Using grants awarded to the City of Tucson by the Department of Energy for implementing and promoting energy efficiency and conservation, the City of Tucson initiated numerous projects and programs, including the Sustainable Code Project.

The purpose of the Sustainable Code Project is to revise the City's zoning regulations to facilitate identified sustainability goals and policies related to urban agriculture, solar development standards, and other miscellaneous "green" standards. The Plan Tucson policies are the foundation for all of the proposed revisions.

This document provides the proposed revisions to the Unified Development Code (i.e. the City's zoning regulations) and the Tucson Code pertaining to the following urban agriculture-related uses and activities:

- Community gardens;
- Farmers' markets;
- Urban farms;
- Composting;
- Gardens;
- Greenhouses;
- Keeping of small farm animals; and,
- On-site sale of agricultural products grown on-site.

Many of the uses and activities being "proposed" have been taking place in the City for years with little, to no, incident. However, the City's current zoning standards are either silent on many of the urban agriculture-related uses and activities, or, when specific standards are provided, they are frequently overly restrictive.

The proposed regulations are designed to have different scales and intensity to be compatible with surrounding land uses.

The election by a property owner to establish or conduct any of the proposed uses and activities is optional. However, once electing to do so, that use or activity would have to comply with the standards provided herein.

The proposed urban agriculture standards are the culmination of: 1) complying with Plan Tucson policies; 2) using best practices from around the country; and, then, 3) through discussions with two advisory committees – the Sustainable Code Committee and the Urban Agriculture Task Force – tailoring the standards to address issues raised (primarily in regards to compatibility with residential areas) by the public.

**LEGEND**

<b>Type of text</b>	<b>Description</b>
Black plain text	Currently adopted standard in the Unified Development Code (UDC)
<u>Underlined text</u>	Proposed new or amended language
<del>Strikethrough text</del>	Currently adopted standard proposed for deletion. In several instances, the language shown as deleted has merely been relocated to another section of the UDC with or without revisions.
***	Where currently adopted standards are still in effect, but were not included in the draft proposal because revisions are not being proposed to these sections. To review these excluded sections, go to the UDC and Tucson Code online here: <a href="http://www.amlegal.com/library/az/tucson.shtml">http://www.amlegal.com/library/az/tucson.shtml</a>

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## **SECTION 1: PROPOSED REVISIONS TO THE 50' NOTICE PROCEDURE**

*Summary: Revise the existing 50' Notice Procedure to consider requests for the keeping of more small farm animals at community gardens and urban farms than those required by proposed Section 6.6.5.F.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 3, is amended to read as follows:

### **ARTICLE 3. GENERAL PROCEDURES SECTION 3.3. ZONING COMPLIANCE REVIEW PROCEDURES**

#### **3.3.4. 50' NOTICE PROCEDURE**

##### **B. Applicability**

The 50' Notice Procedure applies to the following applications:

\*\*\*

6. Requests for demolition of contributing, non-historic structures in Historic Preservation Zones; ~~and,~~

7. Requests to increase the permitted number of small farm animals or decrease the setback for a small farm animal shelter at a community garden, an urban farm, or a residential property; and,

a. The property owner may submit to PDSO a written consent in accordance with Section 3.3.4.J.

78. Other types of applications if the PDSO Director makes one of the following findings:

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## **SECTION 2: THE DESIGN DEVELOPMENT OPTION**

*Summary: Provides the modification procedure and standards for individual property owner requests to reduce the setback requirements for animal shelters.*

### **ARTICLE 3. GENERAL PROCEDURES SECTION 3.11. ADMINISTRATIVE MODIFICATIONS**

#### **3.11.1 DESIGN DEVELOPMENT OPTION**

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##### **B. Applicability**

The following dimensional, screening, and landscaping standards may be considered for modification under this Section:

1. Setbacks;
2. Height of accessory walls and fences when the wall and fence heights do not exceed two feet above the maximum height permitted;
3. Landscaping and screening standards when the modification does not decrease the required area in square footage of landscaping or height of a screening feature; and,
4. Structural setback and parking space length requirements for carports only in single-family and duplex development.

\*\*\*

## **SECTION 3: PROPOSED REVISIONS TO THE PURPOSE STATEMENTS**

*Summary: To revise the purpose statements for certain zones to accommodate urban agricultural uses and activities.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 4, is amended to read as follows:

### **ARTICLE 4. ZONES SECTION 4.7. ZONES – PURPOSE**

#### **4.7.2. INSTITUTIONAL RESERVE (IR)**

The purpose of this zone is to identify lands in federal, state, City, county, and other public ownership that are natural reserves or wildlife refuge reserves. It is expected that these lands will remain reserves. However, should these lands be proposed for development with other land uses, ~~the following standards apply~~ the permitted uses in the use table and the use-specific standards apply. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

#### **4.7.3. RURAL HOMESTEAD ZONE (RH)**

This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for agricultural, commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

\*\*\*

#### **4.7.5. SUBURBAN HOMESTEAD ZONE (SH)**

This zone provides for low density, large lot, single-family, residential development, ~~and~~ suburban ranch uses, including agricultural uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

#### **4.7.6. RESIDENCE ZONE (RX-1)**

This zone provides for suburban, low density, single-family, residential development, agricultural and other compatible neighborhood uses.

#### **4.7.7. RESIDENCE ZONE (RX-2)**

This zone provides for suburban, low density, single-family, residential development, agricultural and other compatible neighborhood uses.

#### **4.7.8. RESIDENCE ZONE (R-1)**

This zone provides for urban, low density, single-family, residential development, together with schools, parks, other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and urban agricultural, are permitted provided residential compatibility standards apply.

#### **4.7.9. RESIDENCE ZONE (R-2)**

This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agricultural, are permitted provided residential compatibility standards apply.

#### **4.7.10. MOBILE HOME ZONE (MH-1)**

This zone provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreational, ~~and religious uses, and select other uses, such as day care and urban agricultural, are also permitted provided residential compatibility standards apply~~ ~~shall also be permitted to provide for an urban residential environment.~~

**4.7.11. MOBILE HOME ZONE (MH-2)**

This zone provides for medium density, residential development in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreation, ~~and religious uses, and select other uses, such as day care and urban agricultural, are also permitted provided residential compatibility standards apply~~ ~~shall also be permitted to provide for an urban residential environment.~~

**4.7.12. RESIDENCE ZONE (R-3)**

This zone provides for high density, residential development and compatible uses. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agricultural, are also permitted provided residential compatibility standards apply.

**4.7.13. OFFICE ZONE (O-1)**

This zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone. Civic, educational, religious uses, and select other uses, such as day care and urban agricultural, may also be permitted provided residential compatibility standards apply.

**4.7.14. OFFICE ZONE (O-2)**

This zone provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agricultural, may also be permitted provided residential compatibility standards apply.

**4.7.15. OFFICE ZONE (O-3)**

This zone provides for mid-rise, office, medical, civic, and select other uses, such as urban agricultural and renewable energy generation, other development uses that provide reasonable compatibility with adjoining residential uses.

**4.7.16. PARKING ZONE (P)**

This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone. Select other uses, such as renewable energy generation and urban agricultural, may also be permitted provided residential compatibility standards apply.

**4.7.17. RECREATIONAL VEHICLE ZONE (RV)**

The purpose of this zone is to provide for development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with adjoining properties by establishing special requirements. Select other uses, such as urban agriculture, may also be permitted provided residential compatibility standards apply.

**4.7.18. NEIGHBORHOOD COMMERCIAL ZONE (NC)**

This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and select other uses, such as urban agriculture, may also be permitted provided residential compatibility standards apply~~other related uses shall be permitted.~~

**4.7.19. RURAL VILLAGE CENTER ZONE (RVC)**

The purpose of this zone is to provide retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood. Rural village centers shall be developed according to an approved site plan and located in accordance with adopted neighborhood, community, or area plans. The standards are designed to maintain the suburban character of duly designated commercial areas located along designated Scenic Routes and to provide safe ingress and egress to and from the village center. Select other uses, such as urban agriculture, may also be permitted provided residential compatibility standards apply. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

**4.7.20. COMMERCIAL ZONE (C-1)**

This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agricultural, civic, recreational, and utility uses may also be permitted provided residential compatibility standards apply~~other related uses shall be permitted.~~

**4.7.21. COMMERCIAL ZONE (C-2)**

This zone provides for general commercial uses that serve the community and region. Residential and select other agricultural, civic, recreational, and utility uses may also be permitted provided residential compatibility standards apply~~Residential and other related uses shall also be permitted.~~

**4.7.22. COMMERCIAL ZONE (C-3)**

This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and select other agricultural, civic, recreational, and utility uses may also be permitted provided residential compatibility standards apply~~Residential and other related uses shall also be permitted.~~

**4.7.23. MIXED USE ZONE (MU)**

This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning. Residential and select other agricultural, civic, commercial, industrial, recreational, retail, storage, utility, and wholesaling uses may also be permitted provided residential compatibility standards apply.

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**4.7.26. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-1)**

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers or at transit centers. High-density residential and select other agricultural, civic, commercial, industrial, retail, storage, utility, and wholesaling may also be permitted provided design and development standards apply. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

**4.7.27. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2)**

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers. High-density residential and select

other agricultural, civic, commercial, industrial, retail, storage, utility, and wholesaling may also be permitted provided design and development standards apply. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

**4.7.28. PARK INDUSTRIAL ZONE (P-1)**

This zone provides for corporate business centers, ~~and for~~ wholesaling and manufacturing activities, and select other agricultural, civic, commercial, industrial, retail, storage, utility, and wholesaling may also be permitted provided design and development standards apply that can be carried on in an unobtrusive, controlled manner.

**4.7.29. LIGHT INDUSTRIAL ZONE (I-1)**

This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones. Select other agricultural, civic, commercial, industrial, retail, storage, utility, and wholesaling may also be permitted.

**4.7.30. HEAVY INDUSTRIAL ZONE (I-2)**

This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance. Select other agricultural, civic, commercial, industrial, retail, storage, utility, and wholesaling may also be permitted.

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## SECTION 4: PROPOSED REVISIONS TO THE PERMITTED USE TABLES

Summary: Identifies which zones community gardens, urban farms, and farmers' markets are permitted when operated as principal uses.

The Tucson Code, Chapter 23B, Unified Development Code, Article 4, is amended to read as follows:

### ARTICLE 4. ZONES SECTION 4.8. USE TABLES

#### 4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

<b>TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES</b> <i>P = Permitted Use                      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Animal Production:						
General		P	P	P		SR: 4.9.2.A.1.a, 2.b,3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.a, 2.a, 2.b, 3.a
Excluding Stockyard	P					RH: 4.9.2.A.1.a, 2.b,3.b and 4.9.13.I
Commercial Stables Only		P	P			SR: 4.9.2.A.1.b & 2.b SH: 4.9.2.A.1.b & 2.c
Hog Ranch Only	S [1]					RH: 4.9.2.A.3.d and 4.9.13.I
Commercial Feedlot Only	S [1]					RH: 4.9.2. <del>ED</del> .1 and 4.9.13.I
Stable or Riding School Only	P					RH: 4.9.2.A.1.b, 2.b, & 4.b- <del>e</del> <del>4-e</del> and 4.9.13.I
<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	RH: 4.9.2.B and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.2.B
Crop Production:						
With Food & Beverage Sales as an accessory use	P	P	P	P	P	RH: 4.9.2. <del>BC</del> .1 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.2. <del>BC</del> .1
General Farming	P	P	P	P		4.9.2. <del>BC</del> .1 and: RH: 4.9.2.A.1.a, 2.b, 3.b and 4.9.13.I SR: 4.9.2.A.1.a, 2.b, 3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.b, 2.a, 2.b, 3.a

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#### 4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

<b>TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES</b> <i>P = Permitted Use                      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2	
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LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Community Garden	P	P	P	P	P	All: 4.9.2.B
Crop Production	P	P	P	P	P	All-zones: 4.9.2.BC

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**4.8.5. PERMITTED USES: OFFICE ZONES**

<b>TABLE 4.8-3: PERMITTED USES – OFFICE ZONES</b>					
<i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2					
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS	
<b>Agricultural Land Use Group With Land Use Class/Type:</b>					
Community Garden	P	P	P	All: 4.9.2.B	
Urban Farm	P	P	P	All: 4.9.2.E	

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**4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES**

<b>TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES</b>						
<i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Community Garden	P	P	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	P	P	All: 4.9.2.E
***						
<b>Retail Trade Use Group With Land Use Class/Type:</b>						
***						
Food and Beverage Sales:						
Farmer's Market only	P	P	P	P	P	All: 4.9.9.A.12
Excluding Large Retail Establishment	P	P	P	P	P	C-1: 4.9.13.O
Large Retail Establishment	S[1]	S[1]	S[1]	S[1]	S[1]	C-1: 4.9.9.D and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.9.D

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**4.8.7. PERMITTED USES: INDUSTRIAL ZONES**

<b>TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES*</b>				
<i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				

**TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES\***

*P = Permitted Use      S = Permitted as Special Exception Use*  
 [1] Mayor and Council Special Exception Procedure, Section 3.4.4  
 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3  
 [3] PSDS Special Exception Procedure, Section 3.4.2

\*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>				
***				
<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.2.B</u>
<u>Urban Farm</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.2.E</u>
***				
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>				
***				
Food and Beverage Sales:				
<u>Farmers' Market only</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.9.A.12</u>
Excluding Large Retail Establishments	P	P		I-1, I-2: 4.9.13.Q
Large Retail Establishment	S[1]	S[1]		P-I: 4.9.9.D I-1: 4.9.9.D and 4.9.13.Q
***				
Swap Meets and Auctions	S [3]	S [3]	P	P-1, I-1, I-2: 4.9.9.GE and 4.9.13.Q
Auctions only		P		I-1: 4.9.9.GE and 4.9.13.Q

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**4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) – OS, IR, P, & RV**

**TABLE 4.8-6: PERMITTED USES – SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES**

*P = Permitted Use      S = Permitted as Special Exception Use*  
 [1] Mayor and Council Special Exception Procedure, Section 3.4.4  
 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3  
 [3] PSDS Special Exception Procedure, Section 3.4.2

LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>					
***					
<u>Community Garden</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.2.B</u>
Crop Production		P	<u>P</u>	<u>P</u>	<u>IR: 4.9.2.BC and 4.9.13.H</u> <u>P, RV: 4.9.2.C</u>
With Food and Beverage Sales as an accessory use		P			<u>IR: 4.9.9.A.2.a &amp; 3-9 and 4.9.13.H</u>
General Farming		P	<u>P</u>	<u>P</u>	<u>IR: 4.9.2.A.1.a, 2.b, 3.b, &amp; .3.c, 4.9.2.BC, and 4.9.13.H</u> <u>P, RV: 4.9.2.C</u>
Stockyard Operation:					
Commercial Feedlot		S [1]			<u>IR: 4.9.2.ED.1 and 4.9.13.H</u>
Livestock Auction Yard		S [1]			<u>IR: 4.9.2.ED.2 and 4.9.13.H</u>
<u>Urban Farm</u>			<u>P</u>	<u>P</u>	<u>P, RV: 4.9.2.E</u>
***					
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>					

TABLE 4.8-6: PERMITTED USES – SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES					
<i>P = Permitted Use                      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSO Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
Food and Beverage Sales (Farmer's Markets only)		P	P	P	All: 4.9.9.A.12

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**4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) – NC, RVC, & MU**

TABLE 4.8-7: PERMITTED USES – SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES				
<i>P = Permitted Use                      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSO Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>				
***				
Community Garden	P	P	P	All: 4.9.2.B
***				
Urban Farm	P	P	P	All: 4.9.2.E
***				
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>				
***				
Food and Beverage Sales:				
Farmers' Market only			P	MU: 4.9.9.A.12
Excluding Large Retail Establishments	P	P	S[2]	NC: 4.9.13.M and excluding alcoholic beverage sales RVC: 4.9.13.N MU: 4.9.5.C.6
Large Retail Establishment		S[1]		RVC: 4.9.9.D and 4.9.13.N

## **SECTION 5: PROPOSED REVISIONS TO THE USE-SPECIFIC STANDARDS**

*Summary: Provides the standards community gardens, urban farms, and farmers' markets must comply with when operated as principal uses.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 4, is amended to read as follows:

### **ARTICLE 4. ZONES SECTION 4.9. USE SPECIFIC STANDARDS**

#### **4.9.2. AGRICULTURAL USE GROUP**

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##### **B. Community Garden**

1. Permitted Activities and Uses. The following activities and uses are permitted on a Community Garden use:

a. Growing and harvesting of agricultural products;

b. The keeping of small farm animals is permitted accessory to the growing and harvesting of agricultural products in accordance with Section 6.6.5.F, Keeping of Small Farm Animals;

c. Greenhouses are permitted as an accessory or principal structure in accordance with Section 6.6.5.E;

d. Composting is permitted as an accessory use only in accordance with Section 6.6.5.B;

e. On-site sale of agricultural products grown on-site is permitted as an accessory use only in accordance with Section 6.6.5.G;

f. Accessory structures, including those associated with the sale of agricultural products grown on-site (such as booths and canopies), are exempt from Section 6.6.1.C. In residential zones, accessory structures are also exempt from Section 6.6.3.B and may be located in the area between the principal community garden use and the front street lot line provided site visibility is maintained; and,

g. Outdoor activity, including the outdoor display of products grown on-site, is permitted.

##### **BC. Crop Production**

Any greenhouse heating plant or cooling fan shall be located a minimum of 200 feet distant from every lot line.

Greenhouses are permitted as an accessory or principal structure in accordance with Section 6.6.5.E and all dimensional standards required by the zone.

##### **CD. Stockyard Operation**

\*\*\*

**E. Urban Farm**

1. Permitted Activities and Uses. The following activities and uses are permitted on an Urban Farm use:
  - a. Growing and harvesting of agricultural products;
  - b. The keeping of small farm animals is permitted accessory to the growing and harvesting of agricultural products in accordance with Section 6.6.5.F, Keeping of Small Farm Animals;
  - c. Greenhouses are permitted as an accessory or principal structure in accordance with Section 6.6.5.E;
  - d. Composting is permitted as an accessory use only in accordance with Section 6.6.5.B;
  - e. On-site sale of agricultural products grown on-site is permitted as an accessory use only in accordance with Section 6.6.5.G;
  - f. Accessory structures, including those associated with the sale of agricultural products grown on-site (such as booths and canopies), are exempt from Section 6.6.1.C. In residential zones, accessory structures are also exempt from Section 6.6.3.B and may be located in the area between the principal community garden use and the front street lot line provided site visibility is maintained; and,
  - g. Outdoor activity, including the outdoor display of products grown on-site, is permitted.
2. Nuisance Mitigation. Urban Farms are required to comply with the following standards:
  - a. Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution: No emission shall be permitted that can cause damage to health, animals, vegetation, or other forms of property or that can cause any excessive soiling of the air.
  - b. Illumination. Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Tucson Code, Chapter 6, (Outdoor Lighting Code).
  - c. Liquids and Solid Waste. No waste shall be discharged into the streets, drainage-ways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system that might endanger the normal operation of the public sewage system.

- d. Noise. The sound level of any individual operation shall not exceed the levels permitted in Section 16-31, Excessive Noise, of the Tucson Code.
- e. Odor. Emission of odorous gases or other odorous matter shall not be permitted in such quantities as to be offensive to owners or occupant of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines.
- f. Vibration. No vibration shall be permitted that is discernible beyond the property lines to the human sense of feeling for a duration of three minutes or more in any one hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or of a duration of 30 seconds or more in any one hour between the hours of 7:00 p.m. and 7:00 a.m.
- g. Heavy Machinery. The use of heavy machinery (e.g. tractors, plows, etc.) is permitted, is restricted to use between 7 a.m. and 7 p.m., and must be in compliance with the other nuisance mitigation requirements as applicable.

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4.9.7

**RESIDENTIAL USE GROUP**

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**D. Home Occupations are permitted as Accessory Land Uses to Mobile Home Dwelling or Family Dwelling as follows:**

\*\*\*

- 2. The following uses within the specified zones are required to comply as follows:

\*\*\*

- f. Home Occupation: Animal Production, Crop Production, General Farming, and/or Stockyard Operation is permitted in the IR, SR, SH, RX-2, and MU zones when the use requested as a home occupation is also permitted or a special exception as a principal use in the property's zone. The same procedure required to establish the applicable principal use is required when establishing the home occupation. The use-specific standards applicable to the principal use are required of the home occupation;
- g. Home Occupation: Crop Production or General Farming is permitted in IR, RH, SR, SH, RX-1, RX-2 subject to: 4.9.2.A.1.a & 3.a and 4.9.2.C.
- h. Home Occupation: Crop Production is permitted in R-1, R-2, R-3, MH-1, MH-2 subject to: 4.9.2.C and 4.9.7.E.1, .3 – .6, .9 – .11, .13, and .15.

i. Home Occupation: Stockyard Operation is permitted as follows:

(i) IR (Commercial Feedlot only) subject to 4.9.2.D.1 and 4.9.13.H; or,

(ii) IR (Livestock Auction Yard only) subject to 4.9.2.D.2 and 4.9.13.H.

fj. Home Occupation: ~~General Farming~~Urban Farm is permitted in O-1, O-2, O-3, NC, C-1, C-2, and C-3, MU, OCR-1, OCR-2 subject to: 4.9.2.A.1.a & 3.a and 4.9.2.B.14.9.2.E and 4.9.7.E.5.

**E. Home Occupation: General Standards**

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4. Except for multifamily development, no more than 25% of all buildings on the lot may be devoted to the home occupation. For multifamily development, no more than 25% of the dwelling unit may be devoted to the home occupation. A detached accessory building of not more than 200 square feet in area may be used for such home occupation. For Home Occupation: Crop Production uses, this subsection only applies to those gardens grown in greenhouses. Gardens not in an enclosed structure or building are exempt from this subsection.

\*\*\*

6. Goods related to the home occupation shall not be visible from the street. For Home Occupation: Crop Production uses, gardens not in an enclosed structure or building are exempt from this subsection.

\*\*\*

9. Except for permitted signage and gardens not in an enclosed structure or building, the home occupation use shall not substantially alter the exterior appearance or character of the residence in which it is conducted, either by exterior construction, lighting, graphics, or other means.

\*\*\*

15. For Home Occupation: Crop Production, General Farming, and Urban Farm uses, the on-site accessory sale of agricultural goods grown on-site is permitted in accordance with Section 6.6.5.G.

\*\*\*

**4.9.9 RETAIL TRADE USE GROUP**

**A. Food and Beverage Sales**

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12. **Farmers' Market.** Farmers' Markets are permitted as a principal use in C-1, C-2, C-3, OCR-1, OCR-2, P-1, I-1, I-2, NC, RVC, and MU in compliance with the following standards:

a. Craft- and non-agricultural related product sales area must be clearly accessory to the sale area of food products.

b. Outdoor activity, including the outdoor display of products for sale, is permitted.

c. Loudspeakers and amplified music are prohibited outdoors within 300 feet of a residential use or zone.

d. The retail area shall be dust proofed.

\*\*\*

4.9.13

**GENERAL STANDARDS, RESTRICTIONS, AND EXCEPTIONS**

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**J. O-1 and O-2 Office Zones - General Restrictions**

The following restrictions apply to all uses and development in these zones:

\*\*\*

2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

d. When associated with one of the following uses: Community Garden; Day Care; Educational Use; Food and Beverage Sales (Farmers' Markets only); Home Occupation: Urban Farm; Medical Service; Extended Healthcare; ~~or~~, Parks and Recreation; Urban Farm; or, urban agricultural-related uses; and,

3. All nonresidential land use activities shall:

a. Restrict hours of operation from 7:00 a.m. to 10:00 p.m., except as required by a use's use-specific standard.

\*\*\*

**K. O-3 Office Zone - General Restrictions**

The following restrictions apply to all uses and development in this zone:

\*\*\*

2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

- d. When associated with one of the following uses: Community Garden; Day Care; Educational Use; Food and Beverage Sales (Farmers' Markets only); Home Occupation: Urban Farm; Medical Service, Extended Healthcare; ~~or~~, Parks and Recreation; Urban Farm; or, urban agricultural-related uses.

**L. Recreational Vehicle Zone (RV) - General Restrictions**

Storage buildings are not permitted in this zone as accessory to each individual unit space; however, they are permitted as part of the common use facility. The Community Garden, Farmers' Market, Urban Farms, or urban agricultural-related uses are exempt from this restriction.

**M. Neighborhood Commercial Zone (NC) – General Restrictions and Exception**

The following standards apply to all uses and development in this zone:

\*\*\*

- 2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

- d. When associated with one of the following uses: Community Garden; Day Care; Educational Use, Elementary and Secondary; Food and Beverage Sales (Farmers' Markets only); Home Occupation: Urban Farm; Parks and Recreation; ~~or~~ all uses in the Residential Use Group; Urban Farm; or, any urban agricultural-related uses.

- 3. All land use activities, except the Residential Use Group or required differently by a use's specific use-specific standard, are restricted to hours of operation of 7:00 a.m. to 10:00 p.m;

\*\*\*

- 5. All land uses are limited to 2,000 square feet of GFA, except Family Dwelling, Educational Uses, and the following exception. Mixed use or multi-tenant developments are limited to 10,000 square feet of GFA. A tenant within a mixed use development is limited to 2,000 square feet of GFA. Outdoor activity areas permitted in this zone shall be included in the GFA limitations. Exception: On authorization of rezoning of property to the NC zone, Mayor and Council may approve land uses that will be located in existing buildings or portions thereof that exceed the limitation of 2,000 square feet of gross floor area per use or the limitations restricting mixed use or multi-tenant development to 10,000 square feet of gross floor area. The gross floor area for any such exception shall neither be increased nor enlarged following initial authorization, and the right to exceed the gross floor area restrictions shall be terminated if discontinued or abandoned. Community Garden, Food and Beverage Sales (Farmers' Markets only), Home Occupation: Urban Farm, or any urban agricultural-related uses are exempt from this restriction.

**N. Rural Village Center Zone (RVC) – General Restrictions**

The following restrictions apply to all uses and development in this zone:

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2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

- d. When associated with one of the following uses: Community Garden; ~~a~~ Day Care ~~use~~; Food and Beverage Sales (Farmers' Market only); or, any urban agricultural-related use~~and~~.

\*\*\*

**O. C-1 Commercial Zone – General Restrictions**

The following restrictions apply to all uses and development in this zone:

\*\*\*

2. All land use activities shall be conducted entirely within an enclosed building, except as follows:

a. Agricultural Use Group: Community Garden, Home Occupation: Urban Farm, Urban Farm, or any urban agricultural-related use;

ab. Civic Use Group: Cemetery, Education Elementary & Secondary Schools;

bc. Commercial Use Group: Commercial Recreation (except shooting ranges which must be located in an enclosed building), Medical Services, Extended Health Care;

ed. Recreation Use Group: Golf Course, Parks and Recreation; ~~and,~~

e. Retail Trade Use Group: Food and Beverage Sales (Farmers' Market only); and,

df. Vehicular use areas.

## **SECTION 6: PROPOSED REVISIONS TO THE ACCESSORY USE STANDARDS**

*Summary: Provides the standards community gardens, composting, farmers' markets, gardens, greenhouses, keeping of small farm animals, and sales of products grown on-site must comply with when operated as accessory uses.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 6, is amended to read as follows:

### **ARTICLE 6. DIMENSIONAL STANDARDS AND MEASUREMENTS SECTION 6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES**

#### **6.6.2. ACCESSORY BUILDINGS AND STRUCTURES**

In all zones, the buildings used for accessory uses shall comply with the following:

- A.** The standards of this Section 6.6.2 apply in all zones to buildings used for accessory uses, except as noted in the following:

  - 1.** A structure if five feet or less in height and ten square feet or less in area, such as doghouses or refuse container enclosures, or to play equipment.
  - 2.** A shelter for small farm animals if six feet or less in height and 16 square feet or less in area.
- AB.** An accessory building shall be built only on a lot occupied by a principal building or use;
- BC.** An accessory building shall be developed in accordance with the dimensional standards of the principal land use, except as provided by this section and, when applicable, Sections 6.6.3, Specifically within Residential Zones, and 6.6.5, Urban Agriculture Uses and Activities and Farmers' Markets;
- CD.** An accessory structure that exceeds the allowable height of a wall within a perimeter yard and is detached from a principal structure shall comply with the perimeter yard width standards of the principal structure, except that the accessory structure may be built to a parcel line with the consent of the adjoining or, when separated by an alley, adjacent property owner(s) or as permitted by Section 6.6.5, Urban Agriculture Uses and Activities and Farmers' Markets;
- DE.** Accessory structures, such as light poles, flagpoles, and other tall and narrow structures that are similar, shall be exempt from the setback requirement. Amateur radio towers are exempt from the setback requirement and are allowed to a maximum height of 100 feet;
- EF.** An accessory building, except for a stable or enclosure for animals, may be attached to a principal building, provided that its construction complies with the development requirements of the principal building;
- FG.** The use of solar energy collectors for the purpose of providing energy for heating or cooling shall be permitted in all zones, whether as part of a principal building or as an accessory building. Such solar collection devices shall not be included in computing lot coverage;

~~G. This section is not intended to apply to buildings if five feet or less in height and ten square feet or less in area, such as doghouses or refuse container enclosures, or to play equipment;~~

~~H. All structures for livestock and other large farm animals as defined in the Tucson Code Chapter 4, Animals and Fowl, shall be set back at least 50 feet from all property lines, except corrals that shall be set back ten feet from all property lines. In addition, the proximity of corrals and barns or other structures for large farm animals from a dwelling unit shall be in accordance with Chapter 4, Section 4-27;~~

\*\*\*

~~K. Accessory uses, buildings, and structures are not required to provide additional parking, landscaping and screening, or loading spaces beyond what is required of the principal use.~~

\*\*\*

#### **6.6.5. URBAN AGRICULTURE USES AND ACTIVITIES AND FARMERS' MARKETS**

##### **A. Community Garden**

1. Community gardens are permitted as an accessory use in any zone in accordance with the standards provided below.

2. Permitted Activities and Uses. The following activities and uses are permitted in a Community Garden:

a. Growing and harvesting of agricultural products;

b. The keeping of small farm animals is permitted as accessory to the growing and harvesting of agricultural products in accordance with Section 6.6.5.F, *Keeping of Small Farm Animals*;

c. Greenhouses are permitted in accordance with Section 6.6.5.E;

d. Composting is permitted as an accessory use only in accordance with Section 6.6.5.B;

e. On-site sale of agricultural products grown on-site is permitted as an accessory use only in accordance with Section 6.6.5.G;

f. Accessory structures, including those associated with the sale of agricultural products grown on-site (such as booths and canopies) and sheds, are exempt from Sections 6.6.1.C and 6.6.3.B and may be located in the buildable area extending the full width of the lot between the growing and harvesting of agricultural products the front street lot line.

g. Outdoor activity, including the outdoor display of products for sale grown on-site, is permitted.

3. The growing and harvesting of agricultural products that are not in a structure are exempt from the perimeter yard requirements of the underlying zone.

**B. Composting**

Composting is permitted as an accessory use provided it is conducted in a manner that complies with the nuisance standards of the Tucson Code, Section 16.13.c (Neighborhood Preservation Ordinance) and the conditions provided below.

1. Nuisance. In no event shall any composting activities be conducted in a manner which creates an odor, litter, dust or noise nuisance, or attracts an infestation of vectors or pests.
2. Surface water. The composting operation shall be located or designed and constructed to prevent the composting material and compost from sitting in ponded surface water.
3. Sewage restriction. The composting material shall not contain sewage, sludge, septage or catch basin waste. For the purposes of this section, "sewage" shall mean a combination of water-carried wastes from residences, business buildings, institutional and industrial establishments, together with such ground surface and stormwaters as may be present; "sludge" shall mean any solid, semi-solid, or liquid waste generated from a municipal, commercial, or industrial wastewater treatment plant, water supply treatment plant, or air pollution control facility or any other such waste having similar characteristics or effects; "septage" shall mean the waste found in a septic tank; and "catch basin waste" shall mean the waste found in a catch basin.
4. Setback. The composting area must be setback a minimum of six feet from the side and perimeter yard and a minimum of twenty feet from the front perimeter yard.
5. The city may require termination of the composting activity if a condition(s) is violated.

**C. Farmers' Markets**

1. Permitted Zones. Farmers' Markets are permitted as an accessory use as follows:
  - a. In the RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, and MH-2 zones, Farmers' Markets are permitted as an accessory to a permitted principal use in the Agricultural, Civic, Recreation Land Use Groups only in accordance with Sections 6.6.5.C.2; or,
  - b. In the IR, O-1, O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, P-1, I-1, I-2, and MU, Farmers' Markets are permitted in compliance with Section 6.6.5.C.2.c – g; or,
  - c. Farmers' Markets are prohibited in the OS zone.
2. Standards. The following standards are required of Farmers' Markets as specified in Section 6.6.5.C.1:

- a. A Farmers' Market shall be operated not more than two days each week.
- b. A Farmers' Market in a residential zone shall not be operated more than six hours per day between sunrise and sunset.
- c. Craft- and non-agricultural related product sales area must be clearly accessory to the sale area of food products.
- d. All litter, tents, stalls, food, merchandise, signs (on-site and off-site), and other evidence of the Farmers' Market shall be removed from the premises at the end of each market event.
- e. Outdoor activity, including the outdoor display of goods for sale, is permitted.
- f. Compliance with the Tucson Code, Section 16-31, Excessive Noise, (Neighborhood Preservation Ordinance) is required. Additionally, loudspeakers and amplified music are prohibited outdoors when within 300 feet of a residential use or zone. Any high noise activity, such as amplified entertainment, shall occur within an enclosed building when within 300 feet of a residential use or zone.
- g. The retail area shall be dust proofed.

**D. Gardens**

1. Gardens are permitted as an accessory use to any residential or nonresidential use.
2. Gardens not in greenhouses are exempt from this Section 6.6, Accessory Uses, Buildings, and Structures. Further, gardens may be located in the buildable area extending the full width of the lot between the principal building and the front street lot line.
3. Gardens in greenhouses are subject to Section 6.6.5.E.
4. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence and the fastening devices do not project or otherwise create a safety hazard to adjacent property owners.

**E. Greenhouses**

Greenhouses are permitted as accessory buildings or structures as follows:

1. Greenhouses must comply with Section 6.6.2, Accessory Buildings and Structures.
2. Except when accessory to a community garden or urban farm, greenhouses are prohibited in the buildable area extending the full width of the lot between the principal building and the front street lot line.

3. *Passive Greenhouses.* Passive greenhouses shall comply with the dimensional standards of Section 6.6.2. Greenhouses cooled solely by an evaporative cooler are considered a passive greenhouse.
4. *Mechanical Greenhouses.* Heating plants or cooling fans associated with greenhouses shall be located a minimum setback from every property line or mitigated by screening or other treatment in order to comply with Section 16-31, *Excessive Noise*, of the Tucson Code. Compliance with this standard may require the heating or cooling systems and/or greenhouse to have a greater perimeter yard than that required by the principal land use as required by Section 6.6.2.D. Applicants must demonstrate compliance with this standard prior to issuance of a building permit by providing acoustical information demonstrating compliance with Section 16-31.
5. The maximum permitted height of a greenhouse is 12 feet in a residential zone.

**F. Keeping of Small Farm Animals.**

1. This section applies to small farm animals as defined in Section 11.4.7, *Animals, Small Farm*.
  - a. The keeping of small farm animals shall be conducted in accordance with this Section 6.6.5.F and the Tucson Code, Chapter 4, *Animals and Fowl*. In the case of a conflict, the standards of this Section shall control.
  - b. The keeping of small farm animals as an accessory use or part of a permitted use in the Agriculture Use Group such as Animal Production or General Farming are exempt from this Section 6.6.5.F.
  - c. This Section 6.6.5.F does not apply to the keeping of livestock or other animals or fowl such as pigeons, dogs, cats, and fish not defined as small farm animals.
  - d. Uncastrated male miniature goats older than 5 months are prohibited.
2. The keeping of small farm animals is permitted as an accessory use to:
  - a. Permitted residential use in residential and nonresidential zones;
  - b. Community Garden in accordance with the standards of this Section 6.6.5.F and the additional requirements in Section 6.6.5.A; or,
  - c. Urban Farm in accordance with the standards of this Section 6.6.5.F and the additional requirements in Section 4.9.2.E.1.b.
3. Maximum Number of Small Farm Animals Permitted.
  - a. The maximum number of small farm animals permitted shall be determined in accordance with this Section 6.6.5.F.3.

b. Animal Units as defined in Section 11.4.2 are used as a basis for determining the maximum number of small farm animals permitted.

c. Animal units are assigned as follows:

<u>Small Farm Animal</u>	<u>Units per Animal</u>
<u>Chicken</u>	<u>1</u>
<u>Duck</u>	<u>2</u>
<u>Turkey or Goose</u>	<u>4</u>
<u>Miniature Goat (female or neutered male only)</u>	<u>5</u>

d. The calculation for the maximum number of animals permitted is the lesser of either two (2) Animal Units per 1,000 square feet of the lot area or the maximum total Animal Units of the lot area as follows:

<u>Lot Area</u>	<u>Maximum Number of Total Animal Units Permitted</u>
<u>Less than 16,000 sf</u>	<u>24</u>
<u>16,000 sf to 143,999 sf</u>	<u>36</u>
<u>144,000 sf or more</u>	<u>48</u>

e. It is recommended that miniature goats be raised in pairs or small groups for their well-being.

f. Exemptions: The following are exempt from this Section 6.6.5.F.3:

(1) Animal Production, General Farming, or Stockyard Operation Uses when or when an Accessory Shelter or Structure in the RH, SR, SH, RX-1, IR, MU zones. These uses must still comply with Chapter 4 of the Tucson Code;

(2) Non-profit, agricultural-related organizations, such as the 4-H Club and Future Farmers of America. These organizations must still comply with Chapter 4 of the Tucson Code; or,

(3) Rabbits, rodents, and invertebrates, such as worms.

g. Requests to increase the number of permitted small farms animals are considered in accordance with Section 3.3.4, 50' Notice Procedure.

4. Shelter and Enclosure Requirements

a. Shelters must be a secure, sturdy enclosure with a roof to protect the animals from predators.

b. Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information.

5. Location and Setback Requirements

- a. Small farm animals and shelters are prohibited in the buildable area extending the full width of the lot between the principal building and the front street lot line. Small farm animals and their shelters are permitted in other perimeter yards.
  - b. Animal shelter six feet or less in height and sixteen square feet or less in area is not required to setback from any property line, but is required to be at least 20 feet from the principal dwelling unit on an abutting property.
  - c. Animal shelter more than six feet in height and greater than 16 square feet in area must be set back in accordance with Section 6.6.2.D and shall be set back fifty feet from the property line when the lot is 36,000 square feet in area. Shelters shall also be at least twenty feet from the principal dwelling unit on an abutting property. Exceptions: A setback is not required from property lines abutting alleys or other types of rights-of-way or easements or when adjacent to a nonresidential use.
  - d. Requests to requests to reduce the setback requirements for animal shelters are considered in accordance with Section 3.11.1, *Design Development Option*.
6. The maximum permitted height of an animal shelter is 12 feet.
7. Animals shall be adequately fed and watered. Food, water, and other items that may attract coyotes, bobcats, javelinas and other predators must be kept in a secure location. It is recommended that small farm animals be tended to at least two times per day.
8. Existing Pen or Shelter Exemption.
- a. A shelter or pen for small farm animals that has existed existed prior to the effective date of the ordinance in a location that does not comply with the small farm animal pen/shelter setback standards from the effective date of this ordinance may apply for an exemption from the affected perimeter yard setbacks.
  - b. To qualify for the exemption the applicant must submit a PDSD approved site plan and the shelter or pen must meet the following criteria:
    - 1) There is proof from an aerial or other source of the pen and shelter's existence within the qualifying time.
    - 2) There are no Unified Development Code or Building Code enforcement violations involving the shelter or pen for the past five years submitted by a property owner within 300 feet of the subject property.
    - 3) The shelter and pen are approved as meeting basic safety requirements by PDSD.
  - c. PDSD shall establish a single fee to cover all reviews and inspections required. After the third inspection if safety issues have not been addressed, the applicant must reapply and pay the fees again.
  - d. The structure was in existence before the effective date of [XXX XX, XXXX] for Ordinance [XXXX]. This exemption terminates on January 31, 2018.

**G. On-Site Sale of Agricultural Products Grown On-Site.** The accessory sale of agricultural products is permitted in accordance with the following:

1. Sales are limited to agricultural products grown on-site, including produce and the eggs of small farm animals raised on-site;
2. Outdoor sales of products grown on-site are permitted;
3. On-site sales are limited to the hours of 7 a.m. to 8 p.m.;
4. Number and Duration of Sales Events Permitted.
  - a. In the residential, office, IR, P, and RV zones and residential uses in nonresidential zones, the on-site sale of goods is restricted to no more than four advertised events per calendar year. An event shall not occur more than three consecutive days. An “advertised event” is one in which the organizer advertises the sales event Citywide online, in the newspaper, and signs posted in the neighborhood. Events advertised by signs posted 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) are exempt for this Section;
  - b. In the commercial, mixed use, industrial NC, RVC, and MU zones, there are no restrictions on the number and duration of sales events provided the sales are accessory to the growing of agricultural products.
5. Temporary accessory structures associated with the agricultural product sales, such as booths and awnings, are exempt from Sections 6.6.1.C and 6.6.3.B and may be located in the buildable area extending the full width of the lot between the principal building and the front street lot line. The accessory structures shall be removed at the end of the sales event.

**SECTION 7: PROPOSED REVISIONS TO THE MOTOR VEHICLE AND BICYCLE PARKING STANDARDS**

Summary: Identifies the parking requirements for farmers' markets and urban farms.

The Tucson Code, Chapter 23B, Unified Development Code, Article 7, is amended to read as follows:

**ARTICLE 7. DEVELOPMENT STANDARDS  
SECTION 7.4. MOTOR VEHICLE AND BICYCLE PARKING**

**7.4.4. REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES**

\*\*\*

**B. Minimum Number of Motor Vehicle Parking Spaces Required**

The minimum number of required motor vehicle parking spaces is provided below in Table 7.4.4-1.

<b>TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED</b>	
<b>Land Use Group/Class</b>	<b>Motor Vehicle Parking Required</b>
* * *	
<b>RETAIL TRADE USE GROUP</b>	1 space per 300 sq. ft. GFA, except as follows:
* * *	
<del>Swap Meets/Auctions</del>	<del>1 space per 100 sq. ft. of swap meet site area, excluding vehicular use areas</del>
<del>Farmers' Market (when operated outdoors only) and Swap Meets</del>	<del>1 space per 300 sq. ft. of display and sales area only, excluding vehicular use areas</del>
<del>Auctions</del>	<del>1 space per 100 sq. ft. of seating area only</del>

\*\*\*

**7.4.8. REQUIRED NUMBER OF BICYCLE PARKING SPACES**

\*\*\*

**B. Minimum Number of Bicycle Parking Spaces Required**

The minimum number of required motor vehicle spaces is provided below in Table 7.4.4-1.

<b>Table 7.4.8-1: Minimum Required Bicycle Parking Spaces</b>		
<b>Land Use Group/Class</b>	<b>Short-Term Bicycle Parking Required</b>	<b>Long-Term Bicycle Parking Required</b>
* * *		
<b>RETAIL TRADE USE GROUP*</b>		

* * *		
<p>*The required number of bicycle parking spaces for multiple or mixed use development composed of more than one building are <del>be</del> calculated on a per building basis using the formulas provided above</p>		
<p><u>Farmers' Market or Swap Meets</u></p>	<p><u>1 space per 5,000 sq. ft. of display and sales area only. Minimum requirement is 2 spaces.</u></p>	<p><u>None</u></p>
<p><u>Auctions</u></p>	<p><u>None</u></p>	<p><u>None</u></p>
* * *		

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**SECTION 8: PROPOSED REVISIONS TO THE  
LANDSCAPING AND SCREENING STANDARDS**

Summary: Exempts community gardens and urban farms from the landscaping and screening requirements.

The Tucson Code, Chapter 23B, Unified Development Code, Article 7, is amended to read as follows:

**ARTICLE 7. DEVELOPMENT STANDARDS  
SECTION 7.6. LANDSCAPING AND SCREENING**

\*\*\*

**7.6.4 LANDSCAPING STANDARDS**

\*\*\*

**C. Landscape Borders**

\*\*\*

**4. Exceptions to the Landscape Border Standards**

\*\*\*

g. Community Garden and Urban Farm Uses are exempt from the landscape border requirements of Section 7.6.4.C, Landscape Borders.

\*\*\*

**7.6.5 SCREENING STANDARDS**

\*\*\*

**G. Exceptions to Screening Standards**

\*\*\*

6. Community Garden and Urban Farm Uses are exempt from the screening requirements of Section 7.6.5, Screening Standards.

\*\*\*

## **SECTION 9: PROPOSED REVISIONS & ADDITIONS TO THE DEFINITIONS**

*Summary: Provides the definitions of the uses, activities, and other terms associated with urban agriculture.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 11, is amended to read as follows:

### **ARTICLE 11. DEFINITIONS AND RULES OF CONSTRUCTION SECTION 11.3. DEFINITIONS OF LAND USE GROUPS, CLASSES, AND TYPES**

#### **11.3.2 AGRICULTURAL USE GROUP**

The Agricultural Use Group includes Land Use Classes that involve the commercial production of crops and animals. The following Land Use Classes comprise the Agricultural Use Group.

\*\*\*

#### **B. Community Garden**

An area of land operated not-for-profit to grow and harvest food crops primarily for the use of its members who typically cultivate individual garden plots.

#### **C.B. Crop Production**

The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes, or any combination of these uses. Typical uses include the growing of field crops, fruit and nut orchards, nurseries, and greenhouse operations.

#### **D.C. General Farming**

Any combination of Animal and Crop Production ~~limited to personal use.~~

#### **E.D. Stockyard Operation**

The temporary confinement of livestock in conjunction with their transport, fattening, or auctioning on a wholesale or retail basis. Typical uses include feedlots and cattle pens.

#### **F. Urban Farm**

The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes in a non-residential area. Typical uses include aquaponic farms and hydroponic crop production, nurseries, greenhouse, and commercial gardens.

\*\*\*

#### **11.3.9. RETAIL TRADE GROUP**

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#### **B. Food and Beverage Sales**

The retail sale of food or beverages for consumption off the premises, such as bakeries, butcher shops, grocery stores, and liquor stores.

#### **1. Farmers' Market**

A place where farmers and growers display, sell, or barter their products directly to consumers and may include produce, locally produced eggs, artisan cheeses, hand-harvested honey, and other fresh, small-batch foodstuffs. Craft-related product sales may be an accessory to the sale of food-related products.

\*\*\*

**ARTICLE 11. DEFINITIONS AND RULES OF CONSTRUCTION**  
**SECTION 11.4. OTHER TERMS DEFINED**

\*\*\*

**11.4.2. DEFINITIONS – A**

\*\*\*

**Animal**

Any fowl, reptile, insect, amphibian or mammal, except human beings.

**Animal, Small Farm**

Animals such as miniature goats, rabbits, rodents, fowl such as chickens, ducks, geese and turkeys, and other similar small food producing animals. Dogs, cats, pigeons, other non-food producing fowl, and fish are not considered small farm animals for the purposes of applying the small farm animal standards in the UDC.

**Animal Shelter**

A structure that covers or protects an animal(s), such as doghouses and chicken coops. Structures with a permeable roof or covering, such as may be the case with dog runs or exercise pens, are not considered an animal shelter for the purposes of determining perimeter yard or location requirements.

**Animal Unit**

A unit of measurement to calculate a maximum number of animals on a property.

\*\*\*

**Aquaponics**

A system of aquaculture in which the waste produced by farmed fish or other aquatic animals supplies nutrients for plants grown hydroponically, which in turn purify the water. Aquaponics is conducted in a constructed, automatic re-circulating system.

\*\*\*

**11.4.4. DEFINITIONS – C**

\*\*\*

**Composting**

The biological process of breaking up organic waste such as food waste, manure, leaves, grass trimmings, paper, and coffee grounds, etc., into a humus-like substance by worms and various micro-organisms, including bacteria, fungi, and actinomycetes.

\*\*\*

11.4.7. DEFINITIONS – F

\*\*\*

**Fowl**

A bird that is used to produce meat or eggs, including, but not limited to chickens, ducks, and turkeys.

\*\*\*

11.4.8. DEFINITIONS – G

\*\*\*

**Garden**

An area used for growing flowers, fruit, or vegetables in the ground, in containers, and in greenhouses. Gardens include aquaponic and hydroponic systems.

\*\*\*

**Glean(ing)**

The act of gathering grain or the like after the reapers or regular gatherers.

\*\*\*

**Goat, Miniature**

Miniature goats shall mean Nigerian Dwarf, African Pygmy or other breeds that do not exceed 70 pounds at full size.

\*\*\*

**Greenhouse, Passive**

An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and does not use motorized heating or cooling systems. For the purposes of the determining perimeter yard requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

**Greenhouse, Mechanically Heated or Cooled**

An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and uses mechanical systems to heat or cool the structure. For the purposes of the determining perimeter yard requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

\*\*\*

11.4.9. DEFINITIONS – H

\*\*\*

**Hydroponics**

Cultivation of plants in nutrient solution rather than in soil.

\*\*\*

11.4.10. DEFINITIONS – I

\*\*\*

**Incidental**

Happening in connection with something more important; secondary or minor.

\*\*\*

11.4.14. DEFINITIONS – M

\*\*\*

**Mechanically Heated or Cooled Greenhouse**

See Greenhouse, Mechanically Heated or Cooled

**Miniature Goat**

See Goat, Miniature

\*\*\*

11.4.17. DEFINITIONS – P

\*\*\*

**Passive Greenhouse**

See Greenhouse, Passive

\*\*\*

11.4.20. DEFINITIONS – S

\*\*\*

**Small Farm Animal**

See Animal, Small Farm

\*\*\*

11.4.22. DEFINITIONS – U

\*\*\*

**Urban Agriculture**

The practice of producing food locally through the cultivating, processing, distributing, selling, or gleaning of agricultural products and other related activities in the City and may involve horticulture, aquaculture, and animal husbandry.

\*\*\*

## **SECTION 10: PROPOSED REVISIONS TO THE CITY'S ANIMAL CODE**

*Summary: Provides the proposed revisions to the animal and fowl regulations in the Tucson Code to be consistent with the proposed changes to the Unified Development Code.*

The Tucson Code, Chapter 23, Chapter 4, is amended to read as follows:

### **TUCSON CODE, CHAPTER 4 ANIMALS AND FOWL**

#### **ARTICLE II. LIVESTOCK, LARGE AND DANGEROUS ANIMALS**

\*\*\*

##### **Sec. 4-27. Proximity of corrals, barns, etc., to dwellings.**

Except as otherwise provided, it shall be unlawful for any person to keep or maintain within twenty (20) feet of the dwelling house of any person, within the city, any corral, barn, shed or other structure for the purpose of housing, keeping or caring for any horse, mule, cow or goat.  
(1953 Code, ch. 4, § 38)

\*\*\*

#### **ARTICLE III. DISEASED ANIMALS**

\*\*\*

##### **Secs. 4-46 – 4-54. Reserved.**

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#### **ARTICLE IV. FOWL**

##### **Sec. 4-56. Limit on number kept.**

Except as to the extent permitted by chapter 23B, of the Tucson Code or as otherwise provided, it shall be unlawful for any person to keep or maintain within the city more than twenty-four (24) fowl.  
(1953 Code, ch. 4, § 33; Ord. No. 2178, § 1, 6-1961)

\*\*\*

##### **Sec. 4-59. Keeping male fowl or guinea fowl prohibited.**

Except as to the extent permitted by chapter 23B, of the Tucson Code or as otherwise provided, it shall be unlawful for any person to keep, house or feed any male fowl or guinea fowl within the city.  
(1953 Code, ch. 4, § 36; Ord. No. 2178, § 2, 6-19-61)

\*\*\*