



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: November 17, 2014

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary *[Signature]*

SUBJECT: C8-13-03 Unified Development Code Text Amendment: Urban Agriculture - Update

This item is an update to the Planning Commission on the proposed urban agriculture text amendment. On September 10, 2014, staff released the current version of the Urban Agriculture text for review, allowing time for the public to review the document prior to the 4th Public Meeting. The September 2014 version consolidated responses to questions, comments, and, suggested revisions raised by the public during the May, June, and July 2014 community meetings. The draft is also considerate of the comments and suggested received during the early stakeholder involvement.

The latest draft maintains the agricultural-related uses as currently permitted, eliminates previously proposed regulations that were more restrictive than current regulations, and revises the proposed keeping of small farm animal regulations to take lot size and the type of animal into consideration when determining the number of animals permitted. The draft reflects the changes to the currently adopted requirements and the previously proposed April 2014 draft.

The 4th Public Meeting was held on October 23, 2014, and had approximately 45 attendees. The responses were generally positive and focused on animal unit calculations, principle uses on urban lots, existing non-conforming uses such as coops and runs, green houses, and questions on Chapter 3 of the City Code. Staff requested that representatives from Arizona Game and Fish Department and the Tucson Police Department be present to discuss their jurisdictional policy and oversight.

Staff will return to the Commission in early 2015 with further revisions to the draft based on input and expects to begin study sessions that will result in setting the amendment for public hearing in March of 2015.

Attachment

A – Urban Agriculture Fact Sheet



City of Tucson Urban Agriculture Draft Proposal

PUBLIC MEETING NOTICE - City of Tucson Urban Agriculture Public Meeting - Thursday, October 23, 2014, 6:30 p.m. – 8:00 p.m. (light refreshments provided), 1st Floor Meeting Room, YWCA Building, 525 N. Bonita Ave. - Parking on site

Summary

1. Attempts to use local agricultural traditions and current agricultural standards as a guide rather than create new more restrictive standards.
2. Complies with the voter-approved (November 5, 2013) Plan Tucson policy to update urban agriculture zoning standards.
3. Follows the currently adopted city standards on animal cruelty, neglect, and slaughter.
4. Maintains the currently adopted crop production land use class which allows extensive gardening in residential zones and incorporates a passive greenhouse (one without noisy mechanical equipment) as an accessory use.
5. Makes distinctions between passive and mechanical greenhouses for property line setbacks.
6. Allows composting as a permitted accessory use with standards to mitigate nuisances.
7. Creates standards for on-site crop sales that encourage neighborhood interaction but limit city-wide sale events.
8. Clarifies that a community garden is a land use class in the Agricultural Land Use Group of the zoning code and that it is allowed widely in residential and non-residential zones with standards for compatibility.
9. Defines urban farms as a land use type allowed in non-residential zones which currently prohibit agricultural uses.
10. Clarifies that a farmers' market is a common intermittent land use type allowed in residential zones as an accessory use and non-residential zones as both principal and accessory use with standards for compatibility.
11. Clarifies the difference between rural and urban agriculture. For example, regular-sized goats are allowed in rural zones but only miniature goats are allowed in urban residential zones.
12. Creates a definition for small farm animals as a group that can be kept in urban residential areas with standards for pen setbacks and animal density to resemble current local practices with chickens, miniature goats and ducks.
13. 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.