

The Birds & Bees  
...and Urban  
Gardens Too:

Implementing  
the Local Food  
Movement

Georgia Planning  
Association Conference

October 10, 2013

Introduction

Presenters

- Craig Richardson  
Director, Clarion Associates
- Dennis Hutton  
Director of Comprehensive Planning (retired),  
Chatham County-Savannah Metropolitan  
Planning Commission
- Denise Grabowski, AICP, LEED AP  
Founder/Principal, Symbioscity

Introduction

## Agenda

- Food Planning & Policy
- Zoning to Support Local Food Systems
- Food Environment in Georgia & Savannah
- Discussion

Why Talk About It?

## Food Planning & Policy

Why Talk About It?

**AICP**  
Code of Ethics

Why Talk About It?

**A: Principles to Which We Aspire**

**1. Our Overall Responsibility to the Public**

Our primary obligation is to serve the **public interest** and we, therefore, owe our allegiance to a conscientiously attained **concept of the public interest** that is **formulated through continuous and open debate**. We shall achieve high standards of professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:

## Why Talk About It?

- a) We shall always be conscious of the rights of others.
- b) We shall have special concern for the **long-range consequences** of present actions.
- c) We shall pay special attention to the **interrelatedness of decisions**.
- d) We shall provide **timely, adequate, clear, and accurate information** on planning issues to all affected persons and to governmental decision makers.
- e) We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence.

## Why Talk About It?

- f) We shall seek **social justice** by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We shall urge the alteration of policies, institutions, and decisions that oppose such needs.
- g) We shall promote excellence of design and endeavor to conserve and preserve the **integrity and heritage** of the natural and built environment.
- h) We shall deal fairly with all participants in the planning process. Those of us who are public officials or employees shall also deal evenhandedly with all planning process participants.

Why Talk About It?

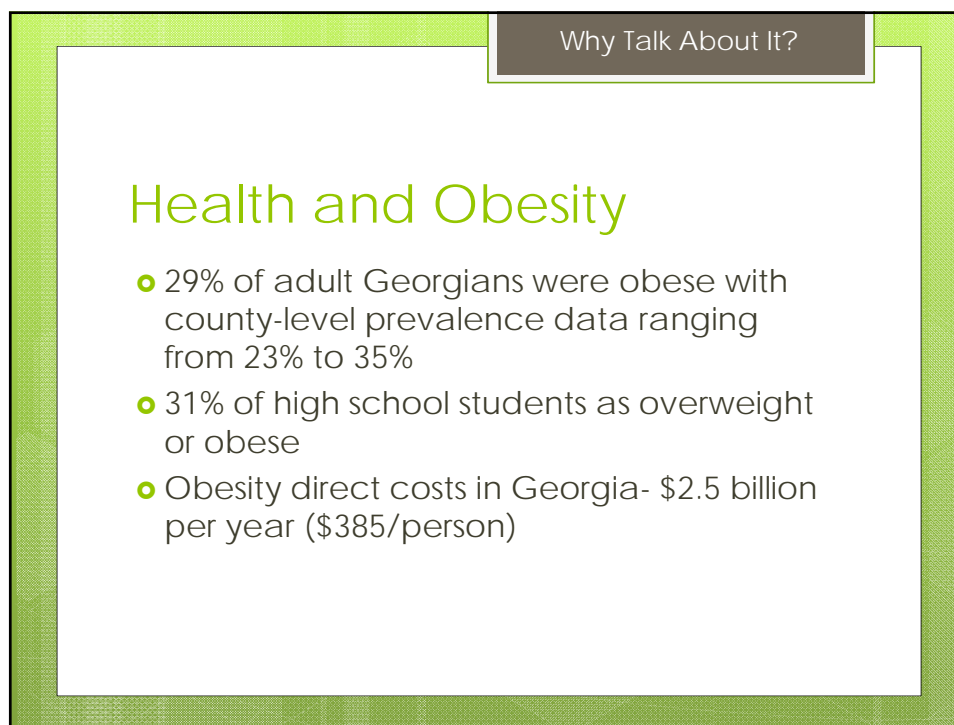
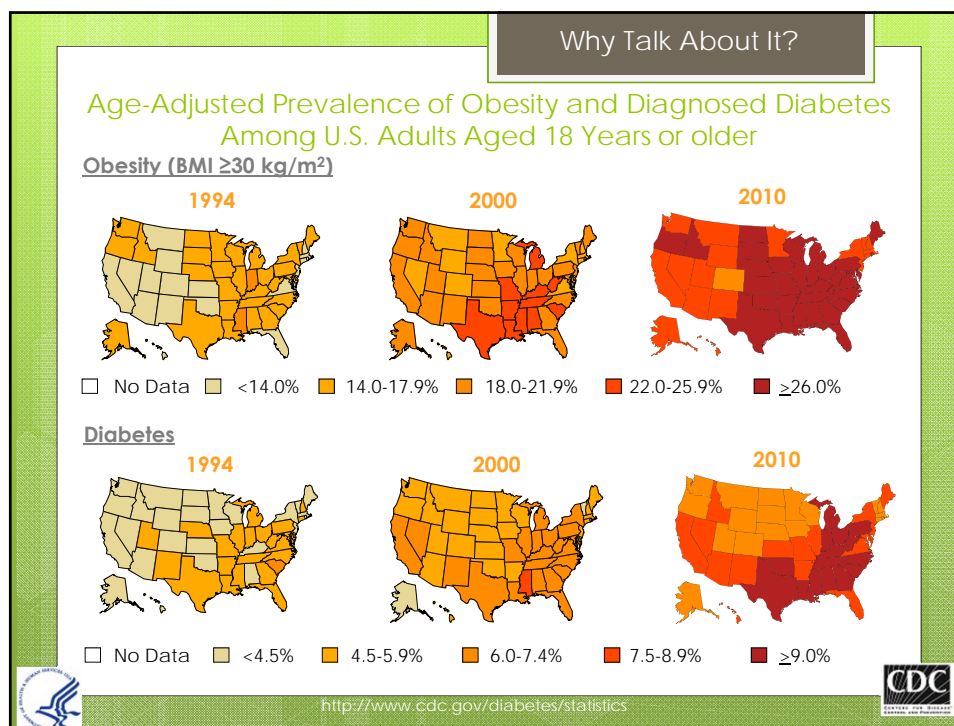
## Why Food Planning and Policy?

- Health
- Externalities
- Economic Development

Why Talk About It?

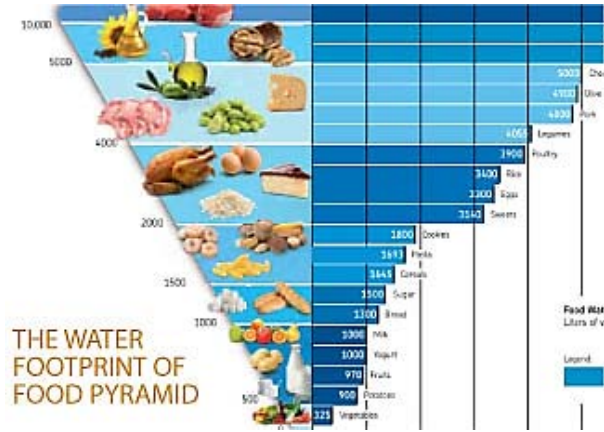
## Health and Hunger

- 17% of children go hungry every day in coastal Georgia
- Healthier US School Challenge
- 40% of edible food ends up in landfills



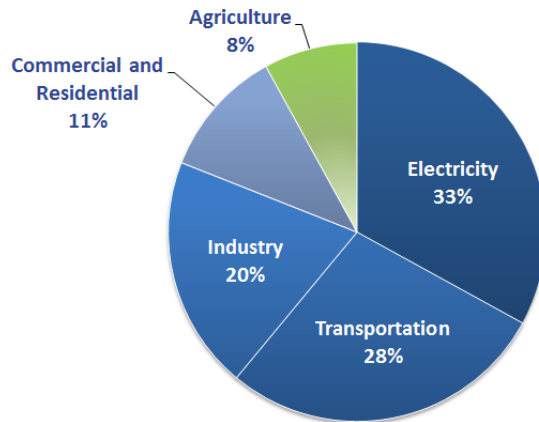
Why Talk About It?

## Externalities – Water Use



Why Talk About It?

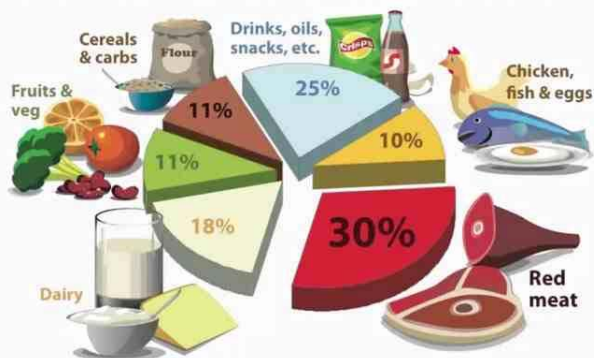
## Externalities – GHG



Why Talk About It?

## Externalities - GHG

Sources of greenhouse gas emissions from U.S. food choices



Adapted from: Weber and Matthews (2008) Sources of greenhouse gas emissions from U.S. food choices. Environmental Science & Technology, 42 (10), 3508-3513.

Why Talk About It?

## Economic Development





Why Talk About It?

**TRAVEL+LEISURE**

### America's Best Cities for Foodies

BACK 9 of 37 NEXT

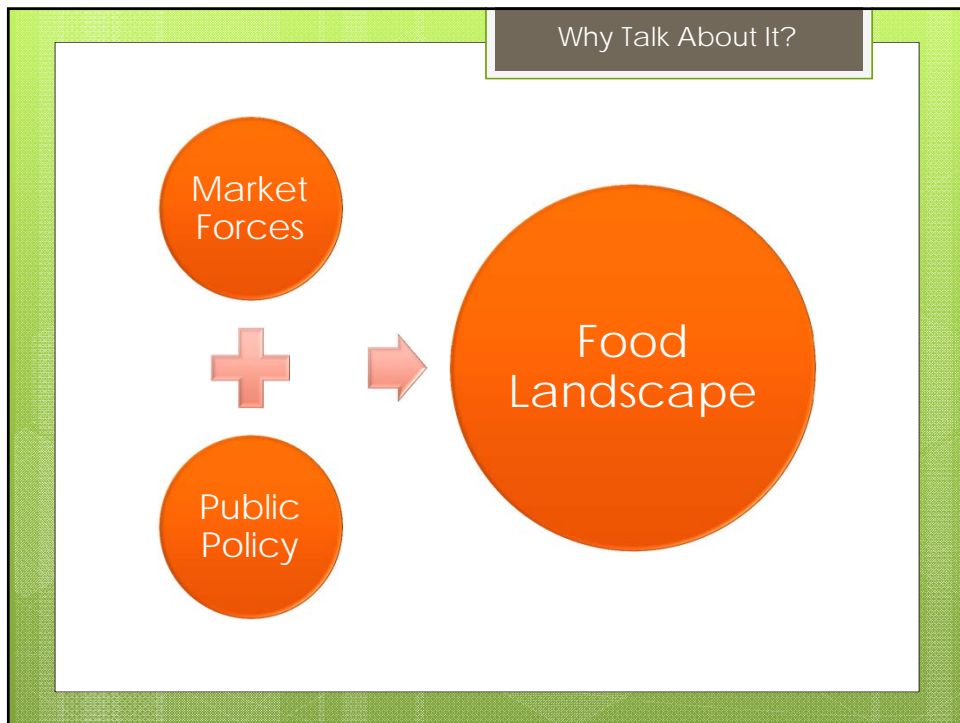
**No. 8 Savannah, GA**

This Georgian city may be known for its coastal-themed fine dining, but AFC voters love it best for its small cafés—home-cooking “neighborhood diners” with a local ingredients bent. One popular spot is the Green Truck Pub, which offers appetizers such as spiced Georgia nuts and a pimento cheese plate. Readers also find the city nicely unpretentious, with a relaxing vibe, good cocktails, and entertaining people-watching.

[See all the America's Favorite Cities survey results!](#)



Kelly Kollar





## Land Use

- Urban Agriculture
- Food Hubs
- Kitchen Incubators and Commercial Kitchens
- Farmers' Markets and Pop Up Vending
- Accessible Grocery Stores and Healthy Corner Stores
- Farm to School
- Community Gardens

## Regulations, Programs & Policies

Zoning codes often fail to mention "local food friendly" uses – farmer's markets, community gardens, etc.

## Regulations, Programs & Policies

Zoning codes often fail to mention "local food friendly" uses – farmer's markets, community gardens, etc.

= **ILLEGAL!**

## Zoning to Support Local Food Systems

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Chapel Hill, NC  
[crichardson@clarionassociates.com](mailto:crichardson@clarionassociates.com)



## Local Food Systems Regulatory Tools to Remove Barriers

Bronze (Good)	Silver (Better)	Gold (Best)	Code Examples
<ul style="list-style-type: none"> <li>Allow broad range of agricultural and agricultural support uses in rural or agricultural districts</li> <li>Allow for community gardens, by right, in districts</li> </ul>	<ul style="list-style-type: none"> <li>Allow farmers' markets and produce stands, as by-right uses, in certain districts.</li> <li>Allow vegetable gardens in residential districts, subject to development standards</li> <li>Allow production and distribution facilities as agricultural support uses in agricultural districts</li> </ul>	<ul style="list-style-type: none"> <li>Establish broad definition of agricultural uses, to include agri-tainment uses, wineries, etc.</li> <li>Allow other types of compatible uses in agricultural districts, to support economics of farms (e.g. conference centers)</li> <li>Allow gardens and raising of fowl in certain residential districts, subject to standards.</li> </ul>	<ul style="list-style-type: none"> <li>Loudoun County VA; Williamson County TN – broad range of agricultural uses, agricultural support uses, wineries, agri-tainment uses.</li> <li>Larimer County CO; Teton County WY – allows conservation subdivision as development option</li> <li>Loudoun County VA – allows additional compatible uses in rural districts (like conference centers)</li> <li>Burlington VT; Biloxi MS – allows community gardens</li> <li>Salt Lake City UT- allows vegetable gardens in front yards.</li> <li>Portsmouth VA- farmers' markets in targeted districts.</li> </ul>

## Loudoun County, VA/Currituck County, NC Rural Districts

- Agricultural activities are sometimes undercut by economics
  - Zone districts allow residential uses in ways to maintain character
  - Compete with agriculture
- Many rural districts do not define agriculture broadly
- Allow agricultural support uses
- Allows new types of agricultural uses
- Allows agri-tainment
- Appropriate densities
- Conservation subdivision option



## Williamson County, TN / Currituck County, NC Agricultural Support Uses

- Agricultural support uses enable more of the food production value chain to be captured locally, supporting the regional economy
- Such uses include:
  - Food processing
  - Slaughterhouses
  - Butchers
  - Packing facilities
  - Refrigerated storage
- Allows farmers to conduct commercial activities related to agriculture (“agri-tainment”)
  - Farm tours, pumpkin patches, fee hunting, corn mazes, pick your own, fee fishing



## Blue Ridge Food Ventures Agricultural Support Uses



- Blue Ridge Food Ventures (BRFV) is a shared-use food processing center and kitchen located in Western North Carolina that was founded by Advantage West in 2005
- The 11,000 s.f. facility provides space and equipment to local farmers and food entrepreneurs for rent by the hour
- Among the support services it offers include business planning, financial counseling, and marketing support
- BRFV has served as an agricultural incubator for several ventures that sell their products locally, regionally, and even nationally

## Seattle, WA - P-Patch - Community Gardens

### Urban Agriculture- Food Production



- Seattle has officially supported community gardening since the 1970s.
- P-Patch program oversees more than 60 gardens, 300 plots with 4400 gardeners throughout city on 23 acres of public land
- When residents are interested in establishing a new community garden, program offers services including: site evaluation, soil testing, garden design, plot monitoring, and education resources
- In 2008 residents approved a special levy of \$2M to enable the program to develop new gardens

## Seattle Planting Strip Deregulation

### Urban Agriculture-Food Production

- Seattle allows residents to grow food in roadway right-of-way planting strips between the sidewalk and roadway free of charge
- In 2009, the City's DOT eliminated a \$250 permitting fee for residents wishing to do so



## Cleveland, OH - Gardens in Residential Districts

### Urban Agriculture- Food Production



- Legislation adopted in 2007 to preserve community and urban gardens- “Urban Garden Districts”
- First zoning designation for urban gardens
- City can reserve land for gardening
- Non-gardening activities banned on garden properties; a public hearing is required to allow building on a garden site

## Cleveland, OH- Small Livestock

### Urban Agriculture- Food Production

- Regulations for keeping animals:
  - **Chickens/ducks/rabbits:**
    - Residential: One per 800 sf. Roosters, geese and turkeys allowed if property larger than 1 acre.
    - Non-residential districts, one per 400sf is allowed.
  - **Goats/pigs/sheep:** Allowed in residential and non-residential districts.
    - Residential- two for first 24,000 sf and one per additional 2,400 sf.
    - Nonresidential districts, two for first 14,400 sf and one per additional 1200 sf. Must be in rear yards and in enclosures.
  - **Bees:** Allowed in residential districts with appropriate setbacks. Hives must face away from nearest neighbor. Must be fenced and have fresh water supply. In non-residential districts.





## Milwaukee, WI- Small Livestock Urban Agriculture- Food Production

- In May 2011, Milwaukee Common Council passed an ordinance that allows residents to keep up to four chickens with a \$35 permit.
- Milwaukee also allows the keeping of honeybees within specific locations in residential districts, subject to enclosure and setback requirements.



## San Francisco, CA- Home Gardens Urban Agriculture- Food Production

- Ordinance passed in April 2011
- Rather than zoning for urban agriculture, establishes two urban agriculture use categories:
- “Neighborhood Agriculture” gardens less than one acre are permitted in all zone districts.



## San Francisco, CA- Home Gardens

### Urban Agriculture- Food Production

- “Large Scale Urban Agriculture” gardens larger than one acre” are permitted as a conditional use in commercial, industrial and production/distribution/repair districts.
- Specific standards in each district about setbacks, design, and regulation of composting and other activities
- On-site and off-site produce sales are allowed.
- Community gardens allowed in all districts



## Seattle- Home and Community Gardens

### Urban Agriculture- Food Production

- City ordinance adopted 2010 clearly defines horticulture, aquaculture, animal husbandry, community gardens and urban farms.
- Community gardens are permitted in all zone districts (with some restrictions in industrial zones); gardening is allowed in planting strips and at some Seattle parks
- Urban Farms:
  - Commercial Districts: as a principal or accessory use
  - Industrial Districts: as a principal or accessory use on land, roofs and building sides
  - Residential Districts: as an accessory use up to 4,000sf without a permit; larger garden plots require conditional use permit.
- 15 ft. height exception for rooftop greenhouses.
- Increased number of chickens allowed on residential property from 3 to 8



## Portland, OR - Urban Agriculture

### Urban Agriculture- Food Production

- “Market Gardens” for on-site sale of produce are allowed in all zones, while minimizing possible negative impacts
- No additional parking requirements for gardens
- Community Gardens still allowed in all zones, but new regulations minimize adverse impacts to the neighborhood
- New regulations allow food membership distribution in all zones, but cap food distribution at a given intensity after which the activity must relocate
- Specific regulations allow for farmers markets and address frequency, location, and vendor type



## CNC Software, Inc. - Tolland CT

### Urban Agriculture- Food Production- Community Gardens

- Private software company that design high-end tools and medical equipment
- Established large community garden on site of business
- Employees given plots
- Business also has large plot managed by employees on voluntary basis
- Fresh products left at door (when available) for employees to take home with them at night
- Code allows community garden as permitted use in office, light industrial, and commercial districts



## Burlington VT; Biloxi MS; Salt Lake City Urban Agriculture -Food Production



- Burlington VT, Biloxi MS, Fayetteville NC- allow community gardens as permitted uses in residential districts and public parks
- Cleveland OH- small-scale farming in suburban districts with compatibility standards
- Salt Lake City UT- allows front yard vegetable gardens
- Dallas TX, Portsmouth VA, Fayetteville NC, Biloxi MS- allow farmers' markets in targeted districts
- Madison WI – allow raising of limited number of chickens in residential districts, subject to compatibility standards

## Local Food Systems Regulatory Tools to Create Incentives

Bronze (Good)	Silver (Better)	Gold (Best)	Code Examples
<ul style="list-style-type: none"> <li>▪ Allow conservation subdivision as development option.</li> <li>▪ Establish voluntary agricultural district option in rural areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide density bonuses for use of conservation subdivisions in rural areas</li> <li>▪ Offer density or height incentives for use of green roofs for gardens in urban areas.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Use ombudsman to assist rural landowners in development review process.</li> <li>▪ Provide density incentives for location of fresh food markets in mixed use developments or food deserts</li> </ul>	<ul style="list-style-type: none"> <li>▪ Loudoun County TN; Powhatan County VA – establishes voluntary agricultural district option in rural areas.</li> <li>▪ Teton County WY Currituck County, NC – provides for density bonus in rural district, when use conservation subdivision option.</li> <li>▪ Portland OR–density bonuses for green roof gardening and food market in mixed use development</li> <li>▪ Larimer County CO – ombudsman to assist rural landowners achieve desirable types of rural development.</li> </ul>

## Larimer County, CO Ombudsman

- Professional staff member of local government
- Educates members of farm community about local government programs to support and maintain agricultural activities in community
- Assists members of farm community when they submit development applications that support community efforts to protect farmlands
- Bird-dogs applications through process



## Portland, Oregon - Density Bonuses Urban Agriculture --Density Bonuses



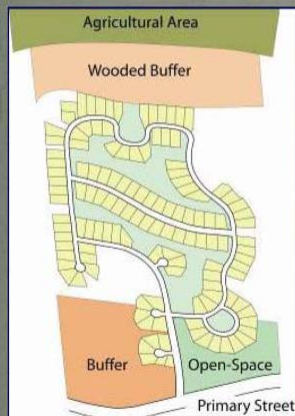
- Portland OR – density/height/process bonus for green roof gardening
- Allow gardening in backyards in residential districts
- Density bonus for fresh food market in mixed use development



## Local Food Systems Regulatory Tools to Enact Standards

Bronze (Good)	Silver (Better)	Gold (Best)	Code Examples
<ul style="list-style-type: none"> <li>Establish farmland compatibility standards.</li> <li>Place strong emphasis on maintaining agricultural character in rural districts</li> </ul>	<ul style="list-style-type: none"> <li>Require use of conservation subdivision when single-family development occurs in rural districts.</li> <li>Prohibit or limit size and character of planned developments in rural districts</li> <li>Establish true large-lot rural/agricultural districts</li> </ul>	<ul style="list-style-type: none"> <li>Establish TDR program for protection of rural/agricultural lands</li> <li>Adopt concentrated animal feeding operation (CAFO) regulations to address waste, odors, and water quality.</li> </ul>	<ul style="list-style-type: none"> <li>Powhatan County VA; Currituck County NC – establishing farmland compatibility standards.</li> <li>Williamson County TN – development code places strong emphasis on maintaining agricultural character in rural districts</li> <li>Teton County WY; Marin County CA – establishes large-lot rural/agricultural districts</li> </ul>

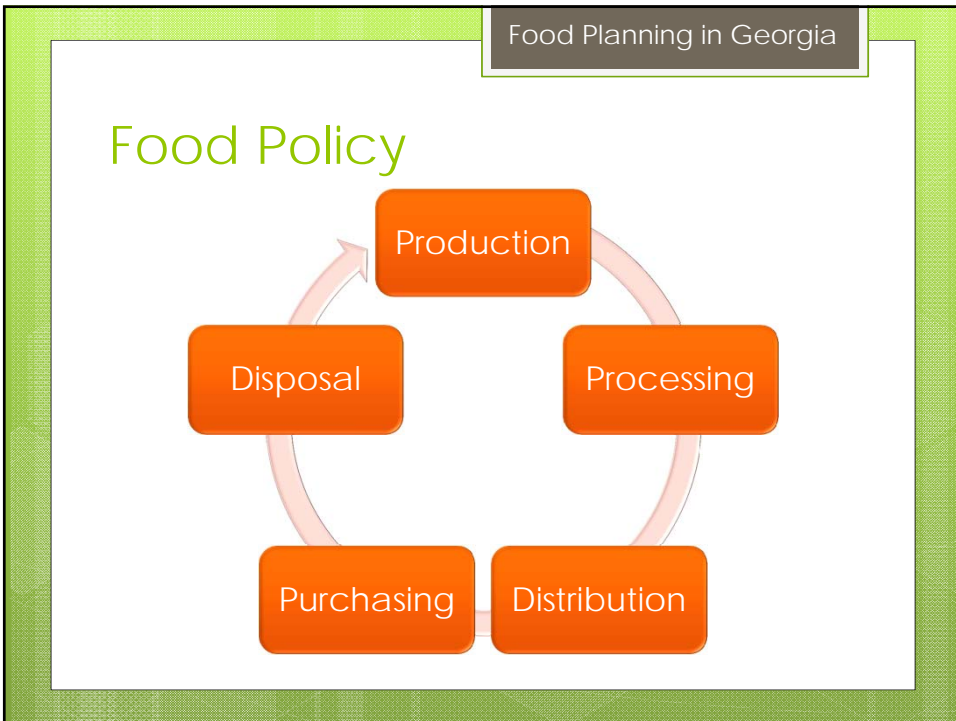
## Powhatan County, VA / Currituck County, NC Farmland Compatibility Regulations



- When suburban development locates in close proximity to farms the potential for conflicts exist
- Farmland compatibility standards address conflicts
  - 100'-200' vegetated buffers
  - Fencing
  - Larger lot sizes on lands closest to agricultural activities

Food Planning in Georgia

Dennis Hutton  
Chatham County-Savannah Metropolitan Planning  
Commission (retired)



## Food Planning in Georgia

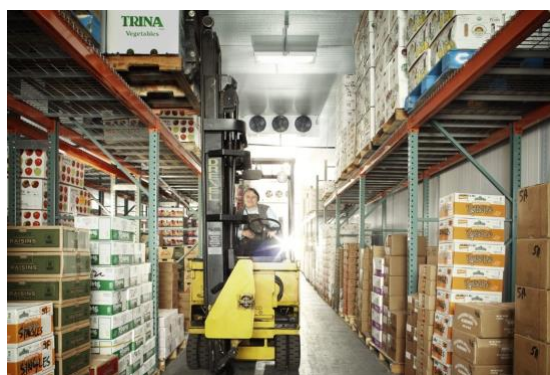


## Georgia Food Policy Council

- Priority Area #1:  
Production and Distribution
- Priority Area #2:  
Processing, Food Waste,  
Recycling, and Composting
- Priority Area #3:  
Consumption and Consumer Education

## Food Planning in Georgia

## Food Hubs





## Food Planning in Georgia



SCFPC

## Savannah Chatham Food Policy Council

- The mission of the Savannah Chatham County Food Policy Council is to coordinate and communicate efforts that develop, support, and promote policies that impact equitable access, sustainable production, and widespread understanding of healthy local food.

## Food Planning in Georgia



SCFPC

- 2011
  - Community Food Forum
  - Healthy Savannah Nutrition Committee merge
- 2012
  - Visioning Retreat
  - Focused on organization structure, Branding
  - Committees: policy, farmers' market, school nutrition & finance
  - Events - Lunch & Learn, Food Day
  - Supporting Work:
    - Local efforts: Animal Control Ordinance, Community Garden
    - Hosted several SCAD grad students
    - Attended meetings with GA Food Policy Council
- 2013
  - Food Action Plan



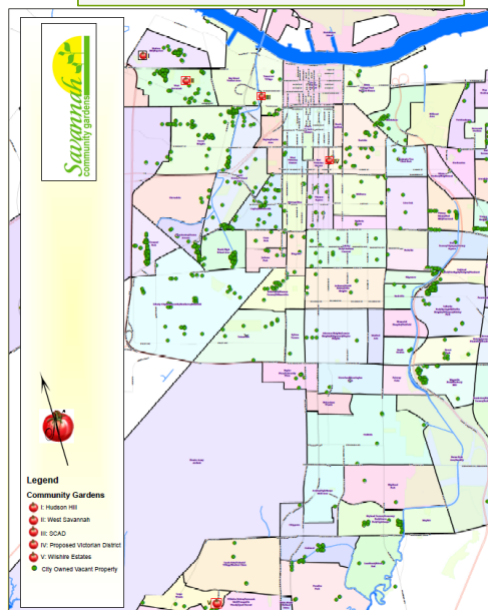
Savannah Case Study

## Savannah Community Garden Initiative

- Approved July 2012
- Officially launched April 22, 2013
- Allows individuals/groups to use City-owned property for community gardens

Savannah Case Study

- More than 450 publicly owned vacant lots

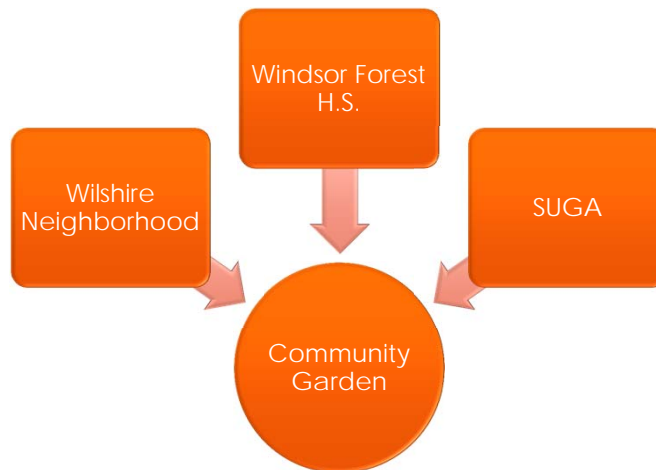


Savannah Case Study

## Savannah Community Garden Initiative – Benefits

- Access to fresh, healthy food
- Transforms “wasted” land into productive land
- Potentially reduces maintenance costs for city (taxpayers)
- Community unity and cohesion

Savannah Case Study



“My plan is to provide muscle and learn gardening from people who have done it before.”  
– Jennifer West Duvall, age 34, as quoted by Savannah Morning News, 04/23/2013

### Savannah Case Study



Photo credit: Steve Bisson/Savannah Morning News

### Savannah Case Study

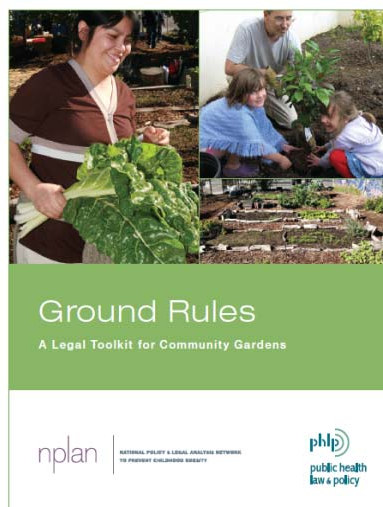
A screenshot of the City of Savannah website. The page title is "Application for Community Gardens". The navigation menu includes HOME, COMMUNITY, BUSINESS, DEVELOPMENT, GOVERNMENT, and VISITORS. The main content area is divided into sections: "Policy and Users' Agreement", "Checklist", "Application", "Approval", and "FEMA lots". Each section contains brief instructions and links to related documents. The footer includes the City of Savannah logo, contact information (P.O. Box 1027, 2 East Bay St., Savannah, GA 31401), and links for Contact Us, FAQs, Legal Notices, Calendar, Site Map, Powered by CivicPlus, and Employee Login.

## Savannah Case Study

## Application Checklist

- Initial application and letter of intent
- Policy & User Agreement, with documents
  - Proof of neighborhood support
  - Garden layout
  - Proposed building materials
  - Proposed fees
  - Signed policy & user agreement
- Additional requirements (if applicable)

## Community Gardens



Savannah Case Study

# Birds & The Bees

Savannah Case Study



## Savannah Case Study

## Case Study: Savannah/Chatham

- MPC undergoing development of Unified Zoning Ordinance...

...but not really a zoning issue!

...an issue of animal control

[www.thempc.org](http://www.thempc.org)

(Bottom left of home page)

## Savannah Case Study

## Animal Control Ordinance

- Police department is the "owner"
  - "Birds and bees" not a high priority
  - Chickens & bees allowed by right in all districts, per animal control ordinance
- Interest in local food policy also developed....
- Food Policy Council formed
  - Chaired by Dr. Blake Caldwell (retired CDC epidemiologist)



## Savannah Case Study

## Expert Consultants Roster

- Members
  - Knowledge of
    - Chickens (3)
    - Bees (3)
  - Public health expert (1)
  - Veterinarian
- Members appointed by Health Dept.
- Assists in responding to complaints

## Savannah Case Study

## Backyard Chickens

- Number related to lot size
  - One chicken/1000 square feet of uplands
- More than 30 = poultry farm
- Tethering prohibited
- Setback requirements
  - >10 birds: 25 feet
  - <10 birds: 50 feet
  - May be waived with permission from neighbor



## Savannah Case Study

## Other poultry

- Examples:
  - Peafowl, guinea fowl, ducks, geese, roosters, and turkeys
- Minimum lot size = 2 acres
- Setback = 250 feet



## Savannah Case Study

## Beekeeping

- Registration required, plus \$25 fee
  - Mosquito control
- Fencing of flyways
- Maintenance
- Queens



## Savannah Case Study

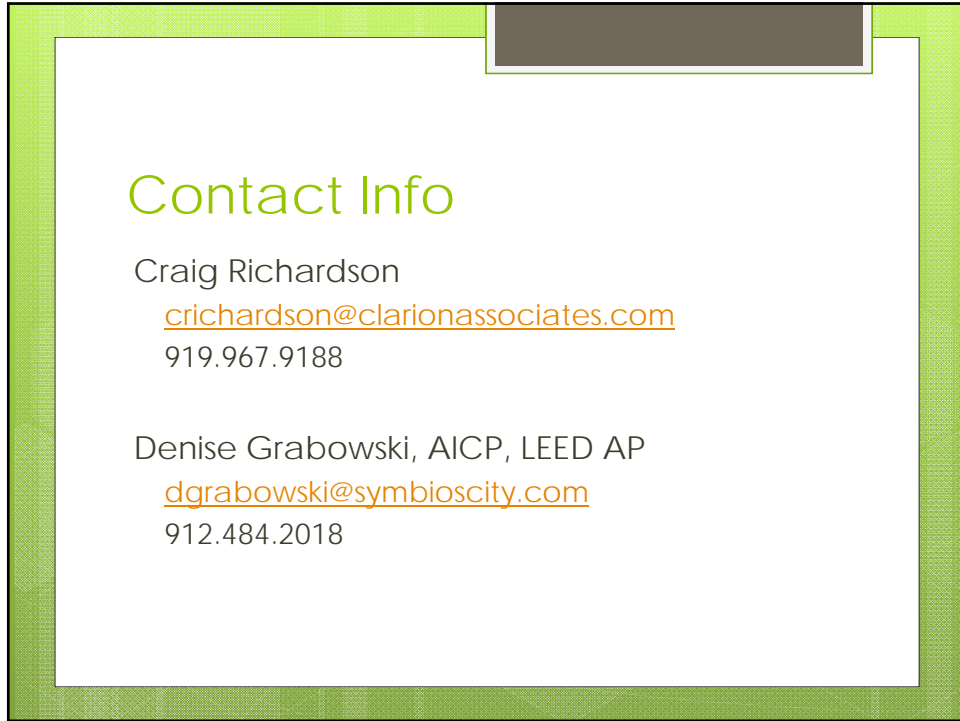
## Beekeeping

- Colony densities
  - <math>\lt; \frac{1}{4}</math> acre: 2 colonies
  - >math>\frac{1}{4}</math> but <math>\lt; \frac{1}{2}</math> acre: 4 colonies
  - >math>\frac{1}{2}</math> but <math>\lt; 1</math> acre: 6 colonies
  - >1 acre: 8 colonies
- Unlimited if:
  - All hives 200+ ft. from all property lines
  - All surrounding property is undeveloped

## Eat Happy!



## Discussion



## Contact Info

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