

Zoning to Support Local Food Systems

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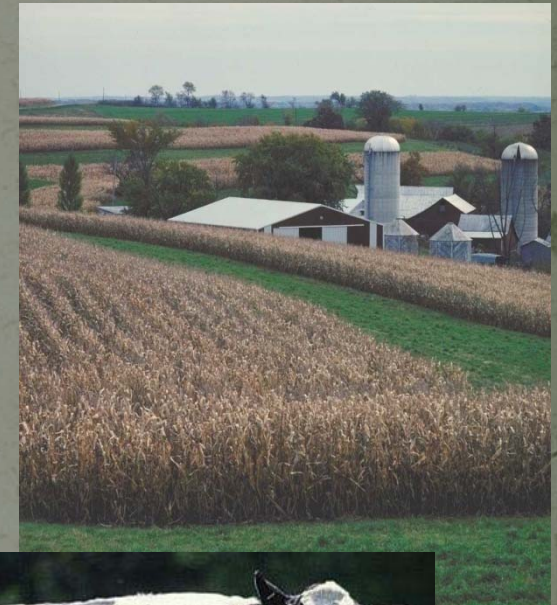
Local Food Systems

Regulatory Tools to Remove Barriers

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

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

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

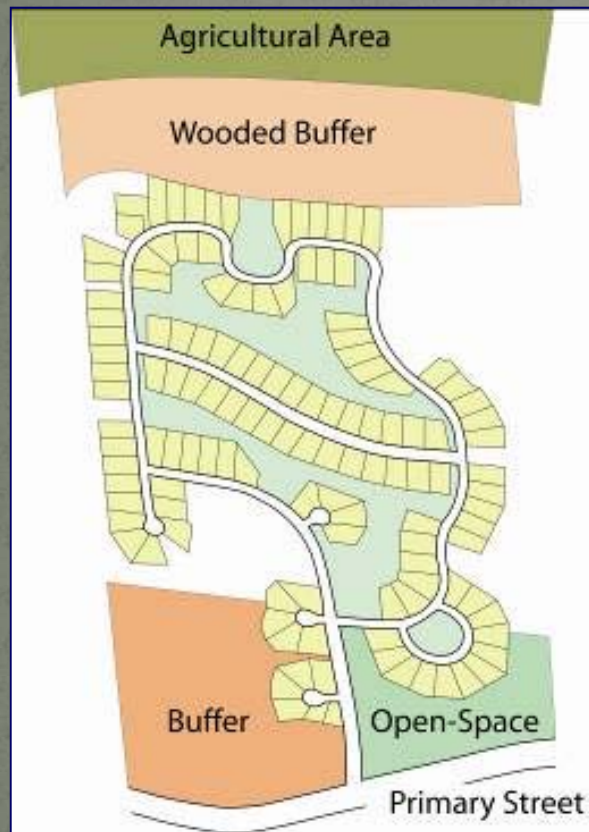


Local Food Systems

Regulatory Tools to Enact Standards

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

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