

URBAN AGRICULTURE REGULATORY SUMMARY TABLE -- JAN 31, 2012

TOPICS	DESCRIPTION	PROPOSED REQUIREMENTS	
<p>Daily Farmers Market Stands (New regulation with this ordinance)</p>	<p>Daily farmers markets are small scale markets where a local farmer(s) may sell produce either within the right-of-way or adjacent to the right-of-way. The market may be open 7 days/week.</p> <p>Could be permitted as a limited use [that is, by right] in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone.</p>	<p><u>On Private Property</u></p> <ul style="list-style-type: none"> • Permission of property owner • Parking <ul style="list-style-type: none"> - No additional parking shall be required. - No parking be displaced. • No value-added or prepared foods may be sold. • Limits on signage. <p>Added: • An area no greater than five feet in depth and sixteen feet in length</p> <p><u>On Public Property (rights-of-way)</u></p> <ul style="list-style-type: none"> • Permission of fronting property owner • Obtain & submit for review a Certificate of Insurance for a public liability insurance policy of at least \$500,000 	<p><u>On Public Property (rights-of-way)</u></p> <p>Added: • Limited to rights-of-way "between the curb and fronting property line"</p> <ul style="list-style-type: none"> • No additional parking shall be required • No value added or prepared foods • Limits on signage. • An area no greater than five feet in depth and sixteen feet in length • Locational requirements <ul style="list-style-type: none"> o Min. 4-foot wide clear path in r-o-w o Maintain access to adjacent use. o Located as close as feasible to the existing storefront. o Not located parallel to areas for loading, bus stops, taxi zones, & pedestrians loading.
<p>Weekly Farmers Markets (Currently require expensive Conditional Use Permit on private property)</p>	<p>"Weekly farmers' markets are establishments where farmers and other vendors sell produce and other goods directly to consumers. At least 50 percent of vendors must sell produce. They are limited to one day per week per location. Could be permitted as a Limited Use in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone"</p>	<p><u>On Private Property</u></p> <ul style="list-style-type: none"> • Permission of the property owner. • One day event per week. • No additional parking is required. • Parking space for persons with disabilities temporarily replaced. - DELETED: Limit on displaced parking. • Access ways maintained. • One restroom per 250 persons • Onsite cooking & value-added foods now allowed. 	<p><u>On Public Property (rights-of-way)</u></p> <p>Farmers' markets on public property are regulated through the City of San Diego Office of Special Events and are not covered by the Land Development Code (and thus not this ordinance).</p>
<p>Fulltime Farmers Markets</p>	<p>Fulltime FM's are primarily located within a structure where farmers & other vendors sell produce & other goods directly to consumers.</p>	<p>No changes to existing regulations. Mentioned only for a point of comparison.</p>	
<p>Retail Farm (New Use with this Ordinance)</p>	<p>A commercial/agriculture use where the primary purpose is to produce and sell food and related products on the same premises with only limited local distribution.</p> <p>Could be permitted as a Limited Use in all of the Commercial Regional, Commercial Office, and Community Commercial zones, and in the IL-3-1 Industrial zone.</p>	<ul style="list-style-type: none"> • Maximum area is 4 acres • Pesticides allowed if permitted by the U. S. Dept. of Agriculture National Organic Program. • Seventy-five percent of the products sold must be produced onsite • Farm component limited to daylight hours. • Parking <ul style="list-style-type: none"> - Retail area use retail parking ratios, "Pick your own" assumes 1,000 s.f. retail per acre - Agricultural area one parking space per employee based on shift with most employees • All storage, equipment, and repair areas must be completely enclosed, secured, and located outside of all required setbacks 	

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<p>Chicken Hens (Currently 25 chickens are allowed 50' from all residences, including chicken owner --- a near de facto ban)</p>	<p>Keeping "backyard chickens" in single-family zones, on lots developed with single family homes, within community gardens, and within retail farms. Does not apply to single family homes in agriculturally zoned areas.</p>	<ul style="list-style-type: none"> • Roosters prohibited • Up to 5 chickens as long as outside all setbacks. <ul style="list-style-type: none"> o No setback from onsite house • Up to 15 chickens <ul style="list-style-type: none"> o No setback from onsite house o Coop at least 15' from adjacent property or required setbacks (whichever is greater) • Up to 25 chickens <ul style="list-style-type: none"> o Coop AND enclosure at least 50' from all residences including onsite. 	<ul style="list-style-type: none"> • Coop <ul style="list-style-type: none"> o Coop outside required setbacks o Predator proof o Min. 6 s.f. area per chicken o Water tight o Ventilated • Enclosure <ul style="list-style-type: none"> o Predator proof & contain chickens o Easy access for cleaning o Min. 10 s.f. area per chicken
<p>Miniature Goats (Currently all goats are limited to agriculture zones except for brush clearance)</p>	<p>Keeping miniature goats in single-family zones and on lots developed with single family homes.</p>	<ul style="list-style-type: none"> • Miniature goats only <ul style="list-style-type: none"> o Must have two goats, except offspring up to 12 weeks of age • Goats' milk, cheese, & other food products for personal consumption only, sale of goat food products prohibited • Must be dehorned • Males to be neutered • Shed <ul style="list-style-type: none"> o Predator proof o Easily accessed for cleaning o Ventilated o Watertight and draft free 	<ul style="list-style-type: none"> • Shed <ul style="list-style-type: none"> o Reworded but means same: Min. 5 s.f. per goat o Min. 10 sq. ft. o Located outside all required setbacks • Enclosure <ul style="list-style-type: none"> o Minimum fence height 5 feet o Min. pen area 400 sq. ft excluding shed o Secured from outside o No objects within to enable a miniature goat to climb out o Easy access for cleaning
<p>Honeybees (Currently complex and lengthy setbacks are a de facto ban)</p>	<p>Keeping citywide honeybees (docile <i>Apis mellifera</i>)</p>	<ul style="list-style-type: none"> • Located no closer than 15 feet from property line or 20 feet from public right-of-way (including alleys), outside of all required setbacks, whichever is greatest, w/up to 2hives • No more than 2 hives per lot • Located 600 feet from offsite residence and 100 feet from r-o-w with more than hives (based on existing language) • Reliable water source within 10 feet 	<ul style="list-style-type: none"> • 6-foot tall screen unless elevated at least 8 feet above grade • Hive opening must face furthest property line • Hive must be located within a secured area to protect the colony and members of the public • Compliance with recognized best practices for beekeeping
<p>Community Gardens (no sales currently allowed in residential)</p>	<p>Minor modifications to existing regulations</p>	<ul style="list-style-type: none"> • Allow community gardens in residential zones to sell produce (no value-added foods) one day per week. • Allow for Community Gardens with an Neighborhood Use permit in the IL-2-1 industrial zone (the IL-1-1- and IL-3-1 allow with an NUP) 	