



Improving Urban Agriculture Regulations in San Diego

Community Outreach Process



Version September 14, 2011

CONGRATULATIONS!

We changed the City's community garden
permitting policy!

What does that mean?

- No land use permit needed from the City in all **COMMERCIAL** and **RESIDENTIAL ZONES**.
<http://www.sandiego.gov/development-services/zoning/zoning.shtml>
- Limited Use means you need to follow the Municipal Code: Community Garden Regulations.
- On-site sale allowed in Commercial Zones.

Great! I want to start a community garden...what next?

Look around for available spots!

If the property and the zoning looks good,
start talking to the land-owner to get a lease or agreement.

Private: it's up to you and the landowner.
Lease and maybe insurance.

Public lands: definitely lease and liability insurance.

Our Next Mission...

Now let's change the City's urban
agriculture regulations.....

What is Urban Agriculture?

Growing of food in and around cities
for local consumption.

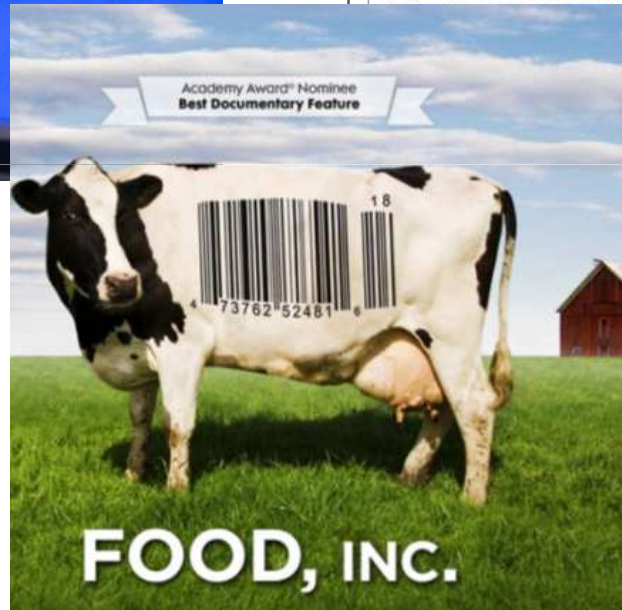
Trends and Context



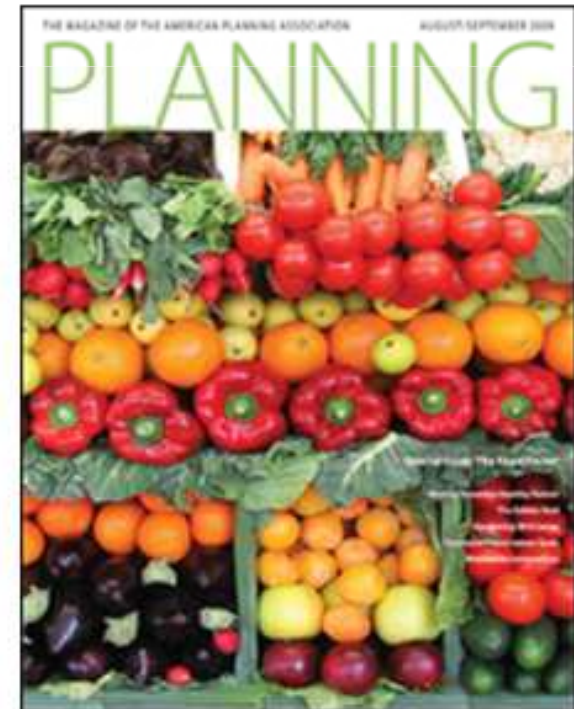
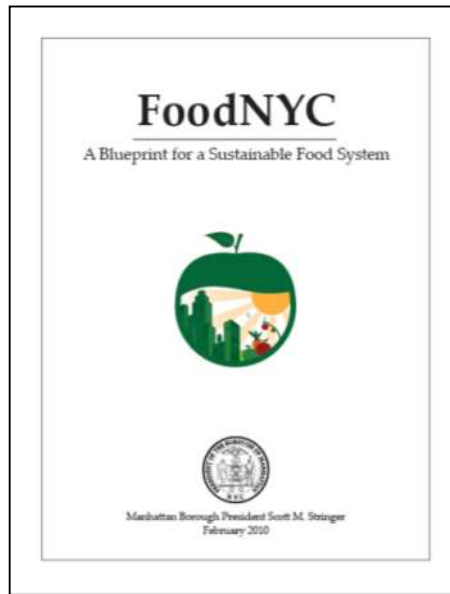
Bees in the City? New York May Let the Hives Come Out of Hiding



Michelle V. Agins/The New York Times
"danger of none/bees," said Andrew Coté, of the New York City



man.



2010 Year of Urban Agriculture in Seattle



Seattle declares 2010 the year of urban agriculture
<http://www.seattle.gov/urbanagriculture/>

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2010: The Year of Urban Agriculture

Promoting community agriculture efforts and increased access to locally grown food

On April 29th, 2010, the City Council voted to change the Land Use Code to remove proposed legislative changes to add and/or clarify terms; expand opportunities to grow and sell food in all zones.

2010: The Year of Urban Agriculture
 Calendar of Events

Client Assistance Memo
244

Department of Planning and Development
Seattle Permits
 — part of a multi-departmental City of Seattle series on getting to permit!

Urban Agriculture

November 17, 2010

WHAT IS URBAN AGRICULTURE?

Urban agriculture can be loosely defined as growing plants and raising animals within and around cities. In August 2010, the Seattle City Council voted to expand opportunities for urban agriculture in the City of Seattle. These code changes help create a more sustainable and secure local food system by increasing opportunities to grow and sell food in all zones.

Seattle's Land Use Code recognizes five different urban agriculture uses: Animal Husbandry, Aquaculture, Community Gardens, Horticulture and Urban Farms.

1. ANIMAL HUSBANDRY

Animal Husbandry is a use where animals are reared or kept in order to sell the animals or their products, such as meat, fur or eggs, but does not include pet daycare centers or animal shelters and kennels.

Residential Zones: Not permitted, except through specific regulations related to the keeping of small animals and domestic fowl.

Commercial Zones: In NC1, 2, 3, C1 zones, permitted as an accessory use. Can be a primary use in C2 zone.

Industrial Zones: Not permitted.

Keeping of Animals

In addition to animal husbandry regulations, the City has specific regulations for the keeping of small animals, which is not considered animal husbandry. The keeping of small animals, farm animals, domestic fowl, and bees is permitted outright in all zones as an accessory use to any principal use permitted outright or to a permitted conditional use subject to the standards of Section 23.42.052. Small animals, domestic fowl, farm animals and bees have specific regulations as follows:

Small Animals

Up to three small animals are allowed (cats, dogs, rabbits, goats, etc.) accessory to each dwelling unit or business establishment. On lots of 20,000 sf. or more, up to four small animals are allowed. One additional small animal is permitted for each 5,000 sf. of lot area in excess of 20,000 sf. of lot area.

- In no case is more than one miniature potbelly pig allowed. Miniature potbelly pigs may be no greater than 22 inches in height at the shoulder or more than 150 pounds.

- Goats may be kept if they are Miniature, Dwarf or Pygmy. Goats must be dehorned, and male goats must be neutered.

Domestic Fowl

Up to eight domestic fowl may be kept on any lot in addition to the small animals allowed. On lots greater than 10,000 sf. ft. that include either a community garden or an urban farm, one additional fowl is permitted for every 1,000 sf. ft. of lot area over 10,000 sf. ft. in community garden or urban farm use.

- Roosters are not permitted.

- Structures housing domestic fowl must be located at least 10 feet away from any residential structure on an adjacent lot.

Farm Animals

Farm Animals: Cows, horses, sheep and other similar farm animals are permitted only on lots at least 20,000 sf. ft. On these lots, one farm animal for every 10,000 sf. ft. of lot area is permitted. Farm animals and structures housing them must be 50 feet from any other lot in a residential zone.

- In Single-Family zones, commercially operating horse farms in existence before July 1, 2000 on lots greater than 10 acres are considered a permitted use.



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 Department of Planning & Development

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Why is Urban Agriculture important for San Diego?

- Increases **access to locally grown**, healthy foods
- Allows **microenterprise opportunities** and increased livelihoods in the food sector
- Offers the potential to **reduce household food costs**
- Increases **education and awareness** about healthy foods and the food system
- Reduces the environmental impact of food system by reducing the need for packaging and transporting our **foods long distances**
- Brings the **natural world into our urban** environments

What is the City doing about it?

- Received a Healthy Planning grant from SANDAG as part of CPPW/ARRA
- City of San Diego 's Development Services Department is updating its Land Development Code

How can I get involved?

- 1) Study the proposed regulation. Form your opinion.
- 3) Let your City Council representative and Neighborhood Planning Group know what you think!
- 3) Spread the word.

Proposed Regulation Changes

Chickens

- Up to 5 chickens in most cases
- Up to 15 chickens when coop is 15 feet from residence
- Up to 25 chickens when 50 feet
- No roosters
- Coop and pen design must be easily-cleaned and safe/healthy for chickens*
- Clean droppings and food scraps weekly
- Allowed in single-family zones, community gardens and retail farms



Miniature Goats

- Must have 2 goats. Up to 4 goats in community garden or retail farm
- Shed and pen design must be easily-cleaned, and safe/healthy for the goats*
- Minimum 5-feet high fence so goat can't jump over
- Goat milk and cheese for personal consumption only -- sale of goat products not permitted.
- Dehorned, males neutered
- Allowed single-family zones, community gardens, and retail farms



Beekeeping

TBD

The City is open to urban beekeeping. It has been actively meeting and researching best practices on the topic

The City is currently meeting with the County, State and Federal agencies before releasing a proposed approach.



Retail Farms

- Purpose is to produce and sell food on the same premises. Seventy-five percent of the products sold must be produced onsite.
- Limited use (no land use permit needed) in most commercial zones*
- Cannot be greater than 4 acres
- Use of pesticides is prohibited
- Must provide parking for employees and customers, based on number of employees and size of retail area*
- Retail area can be a building, temporary shade structure, and/or within the farm as a “pick-your-own”*



Farmers' Market Stands

- Size cannot be greater than 5 feet deep and 16 feet in length
- Limited Use (no land use permit needed) in most commercial zones and IL-3-1 industrial zone*
- No value added or prepared foods may be sold
- No existing parking can be displaced, no additional parking required*
- Need property owner's permission, letter of support and (for public property) \$500,000 liability insurance
- Location cannot block pedestrians and wheelchairs on sidewalk, getting in/out of buses, cars and taxis*



Farmers' Markets on Private Property

- Limited Use (no land use permit needed) on private property all commercial zones*
- Changed from expensive and time-consuming conditional use permit
- One event per week per location
- May only occur Monday through Friday
- Must meet specific parking requirements*



Currently, markets can occur on closed-off streets easily with a temporary events permit.



Proposed amendment would make it equally easy on private property, such as commercial shopping centers and empty vacant lots.

Other Suggestions or
Recommendations?

Next Steps

1) Spread the word about upcoming outreach meetings...

IRC

1 in 10 Coalition

Project New Village / People's Produce Project

Victoria House/Cambodian Farm

...and You?

3) Let your City Council representative and Neighborhood Planning Group know what you think!

2) Attend the City's Formal Public Review Meetings

October 5 – Land Use and Housing (LU&H) Committee

October 25 - Community Planners Committee (CPC) Meeting