

Current City Code 25-2-863 URBAN FARMS	Sustainable Food Policy Board Rec	Planning Commission Rec	City Staff Rec	Comments What changes
<p>(A) This section applies to an urban farm use.</p> <p>(B) For a single-family (SF) district:</p> <p>(1) the use is a permitted use on a site that is located:</p> <p>(a) in the desired development zone; and</p> <p>(b) outside the 25-year floodplain; or</p> <p>(2) the use is a conditional use on a site that is located:</p> <p>(a) in the drinking water protection zone; or</p> <p>(b) in a 25-year floodplain.</p> <p>(C) For a Public (P) district the use:</p> <p>(1) must be approved under an appropriate contracting method, as determined by the director; and</p> <p>(2) must be located:</p> <p>(a) outside the 25-year flood plain; and</p> <p>(b) no less than 100 feet from a creek centerline</p>	<p>(A) This section applies to an urban farm use.</p> <p>(B) For a single family (SF) district:</p> <p>— (1) the use is a permitted use on a site that is located:</p> <p>— (a) in the desired development zone; and</p> <p>(b) outside the 25 year floodplain; or</p> <p>(2) the use is a conditional use on a site that is located:</p> <p>— (a) in the drinking water protection zone; or</p> <p>— (b) in a 25 year floodplain.</p> <p>(C) For a Public (P) district the use:</p> <p>— (1) must be approved under an appropriate contracting method, as determined by the director; and</p> <p>— (2) must be located:</p> <p>— (a) outside the 25 year flood plain; and</p> <p>— (b) no less than 100 feet from a creek centerline</p> <p>— (b) in a 25 year floodplain.</p> <p><u>(B) Urban Farms are allowed within the Critical Water Quality Zone in accordance with 25-8-261 (Critical Water Quality Zone Development).</u></p>	Same as SFPB	Same as PC.	Allows UF as permitted anywhere, takes away conditional use permit requirement in DWPZ & on flood plain. OK'd by WPDR.
<p>(D) A site area of not less than one acre and not more than five acres is required.</p> <p>— (1) at least 50 feet from each adjacent lot and from each residential structure other than one associated with the use; and</p> <p>— (2) at least 20 feet from utility easements, utility lines, and on-site sewage facilities</p>	<p>(D) A site area of not less than one acre is required.</p>	Agreed w/ staff	Leave 5 acre cap. OK deleting spacing requirements.	Would allow UF over 5 acres.
<p>(E) One dwelling is permitted.</p>	<p>(E) (D) One dwelling is permitted.</p> <p><u>The maximum number of dwellings allowed will follow the base zoning of the lot(s). No minimum number of dwellings is required on an urban farm in a non-single-family zone. Animal raising in accordance with 25-2-863(E) is not allowed without a dwelling on site. Accessory structures are permitted without a dwelling.</u></p>	Same as SFPB	Increase dwelling units to no more than 2.	Would allow same number of dwelling units as allowed by zoning.
<p>(F) Raising livestock is prohibited notwithstanding <u>Chapter 3-2</u> of the City Code.</p>	<p>(F) Raising livestock is prohibited notwithstanding <u>Chapter 3-2</u> of the City Code.</p> <p>(G) (E) Raising and processing and composting of fowl, rabbits, and aquatic foods (using aquaponics systems, defined as the symbiotic cultivation of fish and plants in a recirculating system) is</p>	Same as staff.	OK with the addition of rabbits and fish. OK with animal density limits and compost & processing spacing. Not OK deleting livestock prohibition. See new use.	Adds rabbits and fish. Limits number of slaughtered animals. Add distance to composting.

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	permitted in accordance with Chapter 3-2 of the City Code. <u>One animal (either fowl or rabbit) may be processed per 1/10th of an acre per week. Composting or processing of animals must take place at least 50 ft from the nearest residential structure other than the structure associated with the use. Processing animals must take place out of public view.</u>			
	<u>Create new use Urban Farm with Livestock, which would be conditional in every zoning district.</u>	Same as staff	Not recommended.	New use allowing UF's with livestock
(G) Raising fowl is permitted in accordance with Chapter 3-2 of the City Code.	Changed in the above section.	N/A, see above	N/A, see above	
(H) The use of a fertilizer other than an organic fertilizer is prohibited. If manure is used as a fertilizer, it must be composted.	—(H) The use of a fertilizer other than an organic fertilizer is prohibited. If manure is used as a fertilizer, it must be composted. (F) <u>The use of synthetic inputs is prohibited. An Integrated Pest Management Plan, developed in accordance with the Environmental Criteria Manual and approved by the Watershed Protection Department, must be followed.</u> (G) <u>Water conservation practices must be followed, at minimum in accordance with Chapter 6-4 of the City Code.</u>	Same as SFPB	Same as PC	Redefines organic.
(I) Agricultural products raised on the property may be sold from the site.	—(I) (H) Agricultural and value-added agricultural products raised on the property by the farmer or produced within the state of Texas may be sold from the site or distributed off-site to buyers. Agricultural products and value-added agricultural products produced off-site by someone other than the farmer cannot exceed 20% of the retail space by area.	Same as SFPB	Cap on products from other farms should be 10% rather than 20%.	Allows for products from other farms to be sold on site.
(J) Employees are permitted. The maximum number of employees is one for each full acre, plus one for the remaining portion of an acre, if any.	(J) (I) <u>(I) Employees are permitted. The maximum number of full-time, non-seasonal employees is one two for each full acre, plus one two for the remaining portion of an acre, if any. This does not include the property owner.</u>	Same as SFPB	Same as PC	Raises employees from 1 per acre to 2 per acre.
	<u>(J) The residential character of the lot and dwelling must be maintained.</u>			
	<u>(K) For an urban farm use, a sign is permitted in accordance with Chapter 25-10-155.</u>			
	<u>Urban Farms with Facilities for Gatherings</u>	Same as SPFB	Not recommended	Would create new land use, allow weddings etc. at UF as a CUP in all zoning districts.
	<u>§ 25-2-XXX URBAN FARM WITH FACILITY FOR GATHERINGS</u>			
	<u>(A) All regulations from Chapter 25-2-863 apply to this use.</u>			
	<u>(B) The use of an urban farm as a rented site for a gathering, including a wedding,</u>			Limits size of gatherings,

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	<p><u>fundraiser, dinner or cooking class, is a conditional use in all zoning districts.</u></p> <p><u>(1) The maximum number of attendees at a gathering held under this section equals three times the total of the number of off-street parking spaces available for the urban farm’s use.</u></p>			
	<p><u>(2) A gathering must end at 9:00 p.m. on Sunday through Thursday and at 10:30 p.m. on Friday and Saturday.</u></p>			Limits time of gatherings.
	<u>Market Gardens</u>	Same as SFPB	Same as PC	New use, farms less than 1 acre
	<u>§ 25-2-XXX MARKET GARDENS.</u>			
	<p><u>(A) This section applies to a market garden use.</u></p>			
	<p><u>(B) Market Gardens are allowed within the Critical Water Quality Zone in accordance with 25-8-261 (Critical Water Quality Zone Development)</u></p>			
	<p><u>(C) A site area of less than one acre is required.</u></p>			
	<p><u>(D) The maximum number of dwellings allowed will follow the base zoning of the lot(s). No minimum number of dwellings is required on a market garden. A Market Garden use is a conditional use in all residential zoning districts if no dwelling exists on the property. Animal raising in accordance with 25-2-863(G) (Urban Farms) is not allowed without a dwelling on site. Accessory structures are permitted without a dwelling.</u></p>			Requires dwelling to allow animals.
	<p><u>(E) Raising of fowl, rabbits, and aquatic foods (using aquaponics systems, defined as the symbiotic cultivation of fish and plants in a recirculating system) is permitted in accordance with Chapter 3-2 (Restrictions on Animals) of the City Code. On-site processing or composting of animals is not permitted. Animal raising in accordance with 25-2-863(G) (Urban Farms) is not allowed without a dwelling on site.</u></p>			No animals w/o house. No animal processing.
	<p><u>(F) The use of synthetic inputs is prohibited. An Integrated Pest Management Plan, developed in accordance with the Environmental Criteria Manual and approved by the Watershed Protection Department, must be followed.</u></p>			
	<p><u>(G) Water conservation practices must be followed, at minimum in accordance with Chapter 6-4 of the City Code.</u></p>			
	<p><u>(H) Agricultural products produced on-site may be sold from the site or distributed off-site to buyers. On-site farm stands are not permitted. Sales must be conducted out of sight of the general public on the property, and no more than three customer-related trips per day are permitted in alignment with the Home Occupation Ordinance.</u></p>			Limits sales from market gardens. 3 trips per day.

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	(I) <u>Employees are permitted. The maximum number of full-time employees is one. This does not include the property owner.</u>			1 employee at market garden
	(J) <u>The residential character of the lot and dwelling must be maintained.</u>			
	(K) <u>For a market garden use, a sign is permitted in accordance with Chapter 25-10-155.</u>			
	(L) <u>Agricultural education activities as defined in Chapter 25-2-7 do not require a Temporary Use Permit.</u>			
	<u>Other Code Changes</u>			
	<u>§3-2-16 Enclosure for Fowl</u>			
	An enclosure used to keep 2-10 fowl must be located at least 20 ft from a residence or business structure, excluding residence of the fowl’s owner or handler. An enclosure used to keep more than 10 fowl must be located at least 40 feet from a residence or business structure, excluding residence of the fowl’s owner or handler.	Same as staff	Not recommended.	
	<u>Uses Defined</u> § 25-2-7 AGRICULTURAL USES DESCRIBED. (6) URBAN FARM use is the use of an urban site that can consist of multiple contiguous parcels for the production and sale of organic agricultural products <u>that is one to five acres in size cultivated primarily for the sustainable production of agricultural products to be sold for profit and may provide agricultural education activities. Agricultural education activities include volunteer programs, farm tours, youth programs and farming classes.</u> (7) MARKET GARDEN use is the use of a site that is less than one acre in size cultivated primarily for the sustainable production of agricultural products to be sold for profit and may provide agricultural education activities. Agricultural education activities include volunteer programs, farm tours, youth programs and farming classes. (8) URBAN FARM WITH FACILITIES FOR GATHERINGS is an Urban Farm use per 25-2-7(6) and in addition allows special events including weddings, fundraisers, dinners, and cooking classes.			
	<u>§ 14-7-41 ADMINISTRATION OF URBAN FARMS AND MARKET GARDENS.</u>			
	An urban farm, urban farm with facilities for gatherings, or market garden on city owned land will be managed by the city under an appropriate contracting method, as determined by the city manager. <u>§ 25-10-155 URBAN FARM AND MARKET GARDEN SIGNS.</u>			
	For an urban farm or urban farm with facilities for gatherings use, a <u>non-electrified</u> sign is permitted that:			

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	(1) is not more than four <u>eight</u> square feet in size;			Increases size of UF sign
	(2) has a sign face not more than four feet wide; and			
	(3) is not more than four feet above grade.			
	<u>For a market garden use, a non-electrified sign is permitted that:</u>			
	(1) is not more than four square feet in size;			
	(2) has a sign face not more than four feet wide; and			
	(3) is not more than four feet above grade.			
	<u>§ 25-2-921 TEMPORARY USES DESCRIBED.</u>			
	(C) An outdoor public, religious, patriotic, or historic assembly or exhibit, including a festival, benefit, fund raising event, or similar use that typically attracts a mass audience may be permitted as a temporary use under this division if:			Allows TUP at UF in SF1 to SF-3, removes person limit.
	(1) for a gathering of not more than 50 persons, the use is located in an SF-4 or less restrictive zoning district <u>or has an urban farm or market garden use;</u>			
	(2) for a gathering of more than 50 persons, the use is located in an LO or less restrictive zoning district <u>or has an urban farm or market garden use;</u> or			
	(3) for an exhibit, the use is located in a GR or less restrictive zoning district.			
	<u>§ 14-7-1 DEFINITIONS.</u>			Already exists elsewhere.
	(12) URBAN FARM means a parcel of land between 1 and 5 acres that is agriculturally cultivated by a person solely for the production of organic produce to be sold for profit.			
	<u>§ 10-3-1 DEFINITIONS.</u>			
	(13) <u>AGRICULTURAL PRODUCT means produce, meat, fish, honey, dairy, seeds, live plants intended for food production and compost products produced by a farmer.</u>			
			25-2-7 AGRICULTURAL USES DESCRIBED	
			25-2-7(B)(7) <u>INDOOR CROP PRODUCTION</u> use is the use of a site for the raising and harvesting indoors of tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing.	
			<u>Amend 25-2-491 (PERMITTED, CONDITIONAL, AND PROHIBITED USES)</u> to allow Animal Production, Crop Production, Horticulture, Indoor Crop Production, and Support Housing in the AG zoning district.	

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			<u>Amend 25-2-491 (PERMITTED, CONDITIONAL, AND PROHIBITED USES)</u> to allow indoor crop production in the <u>AG, CS, LI, IP and MI zoning districts.</u>	