Urban Ag in the Burbs
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http://www.sundancechannel.com/blog/2012/05/growing-your-own

What is urban ag?

How are they different?

RURAL/ PERI-URBAN

URBAN

BENEFITS
Food access
Health
Local economic development
Public safety
Community building
Education
Bridge urban-rural divide
(Sub)urban agriculture considerations

- Street and land use patterns
- Lot size/Density
- Landscaping standards
- Demographics
- Health inequities

Uses and Activities

Production
- Range of types (i.e., community garden)
- Operation standards
- Water/greywater and others
- Keeping animals (chickens, bees, goats, etc.)
- Structures (hoop houses, greenhouses, sheds, fences)

Sales
- Farmers markets/ farmstands
- On-site sales
- CSA drop-offs

Processing
- Cottage operations
- Operation standards

What planning tools can we use?

- Comprehensive plans and other plans
- Zoning/regulatory code
- Resolutions

Urban Ag Policy: Comprehensive Plans & Codes

Urban Ag Policy Across the US: Comprehensive Plans

Urban Ag Policy Across the US: Codes
Code Barriers

- Missing
- Unclear
- Prohibitive

Definitions
- Use standards
- Site standards
- Approval process

Potential Code Revisions

Code Audit

Definitions - Include, clarify
Use standards - Make it easy to grow/sell/process in zones
Site standards - Allow edibles, structures, signage, etc
Approval process - Lower or eliminate requirements

Example: Flint, Michigan

<table>
<thead>
<tr>
<th>Ordinance</th>
<th>Barrier</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definitions</td>
<td>No definitions</td>
</tr>
<tr>
<td>Appearance Standards</td>
<td>Could prevent hoop houses and greenhouses</td>
</tr>
<tr>
<td>Site Plan review</td>
<td>All structures must go through review</td>
</tr>
<tr>
<td>Off-street parking and loading</td>
<td>Nothing about agriculture</td>
</tr>
<tr>
<td>Animals and Fowl</td>
<td>Does not allow poultry in residential zoning. Allows animals only at slaughterhouses</td>
</tr>
<tr>
<td>Fences</td>
<td>Unclear, maybe not appropriate</td>
</tr>
<tr>
<td>Nuisances</td>
<td>Could limit composting</td>
</tr>
<tr>
<td>Parks</td>
<td>Bana picking</td>
</tr>
</tbody>
</table>

Example: Kansas City, Missouri
Example: Cleveland, Ohio

Urban Ag Policy: Puget Sound region

Scan Blueprints

Comprehensive Plan Examples: Tacoma, Urban Forestry Element

Create and support community gardens, farmers’ markets, produce stands and other community based food growing projects

Agricultural processing, packing and direct sales allowed at appropriate size and scale

Comprehensive Plan Examples: King County

Code Example: Small Animals

Tacoma Municipal Code

- Allows 6 adult poultry and pigeons per parcel (up to 10 with neighbor permission)
- 12 foot setback for cage or coop
- No roosters

Code Example: Seattle Gardening in planting strips
Section 1Agricultural Uses

A. “Plant nursery or greenhouse” means an establishment engaged in growing crops of any kind within or under a greenhouse, cold frame, cloth house or lath house, or growing nursery stock, annually or perennial flowers, vegetables or other garden or landscaping plants. This term does not include a garden supply or landscaping center.

B. “Raising of crops or livestock” means the growing of crops, including any farm, orchard, community garden or other premises or establishments used for the growing of crops or the use of land or buildings for the keeping of cows, cattle, horses, sheep, swine, goats, chickens, ducks, turkeys, geese or any other domesticated livestock if permitted by the health department.

Section 2 Chicken keeping

Keeping of chickens allowed. The keeping of up to 4 chickens, with a permit, is allowed on a residential premise. Before a permit is issued for the keeping of chickens, the applicant shall obtain the written consent of the owner of the property where the chickens shall be kept and owners of all directly or diagonally abutting properties, including those across an alley. Written consent shall be provided at the time of the application.

Section 3 Accessory Structures

Accessory structures only allowed on properties with a primary structure. All accessory structures must go through design review. Maximum size 150 sq. feet.

Section 4 Right of way and front yard gardening

Right of ways and front yards must be maintained regularly and to not exceed 12 inches in height. Edible gardening, including fruit trees, prohibited.

Section 5 Home Occupations

Commercial deliveries and pick-ups limited to one per day. To discourage drop-in traffic, the owner shall not advertise. To preserve the residential appearance of the dwelling unit, there shall be no evidence of the occupation from the exterior of the structure. Signage must meet other sign requirements.

Questions To Consider

What are the possible urban agriculture activities for our city?
What can be allowed in a widespread way with little controversy?
What can be allowed, but controlled?
What can be allowed, but only in some places?
Are there some places where specific activities should be particularly encouraged?
Who are the likely participants and how can positive relationships be fostered?
(from APA Zoning Practice, March 2010 Issue 3)

Recommendations

Assess whether policy changes are necessary.
Provide for public education and input.
Adopt an inclusive and community-based approach.
Policy change takes time.
(Masson-Minock, 2010)
Federal Way has many citizens engaged in urban agriculture.

- Federal Way community gardens
- Urban farmers
- Home gardeners
- Farmers market

City staff and community began to realize that the code was insufficient. Applied for technical support from Forterra.
2.8.5 Healthy Food Access: Urban Agriculture

**Purpose**

Land use and transportation have a strong influence in promoting healthy and active lifestyles. Healthy food resources such as farmers markets, community gardens, pea patches, and urban farms provide public health, economic, social, and environmental benefits for the community.

Urban agriculture in Federal Way supports and encourages healthy and active lifestyles through a wide range of activities such as raising, cultivation, processing, marketing, and distribution of food in urban areas. Urban agriculture also provides opportunities for community building and encourages social interaction for Federal Way’s diverse population. In addition, urban agriculture activities can contribute to the local economy by providing opportunities for residents to start and grow businesses such as urban farms and cottage food processing.

These policies are intended to increase access to healthy food choices for all Federal Way residents.

**Goal**

LUG9

Provide access to healthy food resources for all residents through opportunities for urban agricultural activities, such as farmers markets, farmstands, community supported agriculture (CSA) drop-off sites, community gardens, pea patches, school gardens, home gardens, and urban farms.

**Policies**

LUP51

Establish development regulations that allow for healthy food resources as a permitted use and provide for on-site sale and delivery of healthy foods, on public and private property, where appropriate.

LUG10

Encourage and support farmers market opportunities that are accessible to all residents.

**Policies**

LUP53

Establish development regulations that allow for farmers markets as a permitted use on public and private property, where appropriate.

LUP54

Encourage farmers market to accept public benefits such as food stamp electronic benefit cards, senior farmer market vouchers, and Women, Infant, Children (WIC) benefits.

LUP55

Coordinate with local and regional organizations to promote local farmers markets.

LUG11

Promote urban agriculture activities through existing and new programming and partnerships.

**Policies**

LUP56

Encourage and support the use of public lands for urban agricultural activities by establishing criteria for assessing suitable sites.

LUP57

Where appropriate, support joint-use agreements for publicly or privately owned for uses such as urban farms, community gardens, and pea patches.

LUP58

Consider development incentives, grants, and other funding sources to support development of urban agriculture sites and programming.

**Community Engagement**

Engaged a broad range of stakeholders at two community meetings.

**Advocacy**

Advocacy training and city meetings

**Advocacy – Update!**

Planning Commission:
- Codes passed through to the next step

Land Use and Transportation Committee:
- Next week!

**Proposed Regulations**

**Summary of provisions:**
- Definitions are established
- Urban Ag. Uses are allowed in every zone
- Administrative Review Process
- A management plan is required
- In residential zones:
  - Urban ag. uses greater than 10,000 SF must provide notice
  - Farmers markets are allowed as temporary uses only
  - Greater restrictions for on-site sales
  - Considers cottage food operations as a home occupation

**Actions**

- 2011 Code interpretation as a placeholder
- 2012 Applied for technical assistance
- 2013 Comp Plan Policies Adopted in January

**Amended Land Use Element:**
- Directs staff to develop regulations
- Supports farmers markets
- Promotes urban ag. through existing and new partnerships

**Partnership**

City of Federal Way
Forterra
Urban Food Link
Kristina Cerise
Proposed Regulations

Summary of provisions:
- Accessory structures are considered
- Signage is addressed
- Perimeter landscaping requirements can be waived

Putting it on the ground

- Increased community interest has been generated
- Microenterprise business idea is being looked into
- School district is expanding garden programs
- Farmers market is looking to expand
- Forterra prepared a GIS public lands assessment to serve as a resource

Public Land Assessment

Your City

Questions?

Resources
- Planning for Food Access and Community-Based Food Systems: A National Scan and Evaluation of Local Comprehensive and Sustainability Plans–American Planning Association, Hodgson (2012)
- Urban Agriculture Audit- City of Milwaukee