

Case No. PZ-24-00217 – Urban Farm

Provisions that are being deleted are shown in bold ~~strikethrough~~ text.

Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-~~Transect~~ Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses to add Urban Farm as a primary land use as follows:

| Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses | | | | |
|---|-----------------------------|-----------------------------|-----|-----|
| Land Use | Specific Use Regulations | Public and Open Space Zones | | |
| | | PF | PLF | POS |
| Industrial, Manufacturing, Processing and Wholesaling | | | | |
| Quarrying Operations | 10-40.60.290 | UP | -- | -- |
| Ranching, Forestry and Animal Keeping | | | | |
| Forestry | | -- | P | -- |
| Ranching | | -- | P | -- |
| Recreation, Education and Assembly | | | | |
| Commercial Campgrounds | 10-40.60.130 | UP | -- | -- |
| Commercial Recreation Facilities, Indoor | | UP | -- | -- |
| Commercial Recreation Facilities, Outdoor | 10-40.60.270 | UP | -- | -- |
| Libraries, Museums | | P | -- | -- |
| Outdoor Public Uses, General | | P | -- | -- |
| Open Spaces | | P | P | P |
| Parks or Recreation Facilities | | | | |
| Active Recreation | | P | -- | -- |
| Passive Recreation | | P | P | P |

| Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses | | | | |
|---|--------------------------|-----------------------------|-----|-----|
| Land Use | Specific Use Regulations | Public and Open Space Zones | | |
| | | PF | PLF | POS |
| Schools – Public and Charter | | P | -- | -- |
| Schools – Private | | UP | -- | -- |
| Universities and Colleges | | P | -- | -- |
| Residential | | | | |
| Employee Housing | | P ¹ | -- | -- |
| Dwelling, Duplex | | UP ¹ | -- | -- |
| Dwelling, Multiple-Family | | UP ¹ | -- | -- |
| Dwelling, Attached Single-Family | | UP ¹ | -- | -- |
| Dwelling, Detached Single-Family | | UP ¹ | -- | -- |
| Institutional Residential | | | | |
| Congregate Care Facilities | | P | -- | -- |
| Convents or Monasteries | | UP | -- | -- |
| Custodial Care Facilities | | UP | -- | -- |
| Homeless Shelters | 10-40.60.190 | | | |
| Emergency Shelters | | UP | -- | -- |
| Short Term Housing | | UP | -- | -- |
| Transitional Housing | | UP | -- | -- |
| Nursing Homes | | UP | -- | -- |
| Sheltered Care Homes | | UP | -- | -- |
| Retail Trade | | | | |
| Farmers Markets and Flea Markets | | P | -- | -- |

Table 10-40.30.060.B.

Public and Open Space Zones – Allowed Uses

| Land Use | Specific Use Regulations | Public and Open Space Zones | | |
|--|--------------------------|-----------------------------|-----|-----|
| | | PF | PLF | POS |
| Services | | | | |
| Cemeteries | | UP | -- | -- |
| Governmental Offices | | P | -- | -- |
| Public Services | | | | |
| Public Services Major | | UP | -- | -- |
| Public Services Minor | | UP | UP | -- |
| Emergency Services | | UP | -- | -- |
| Telecommunication Facilities | | | | |
| AM Broadcasting Facilities | 10-40.60.310 | UP | UP | -- |
| Antenna-Supporting Structure | 10-40.60.310 | UP | UP | -- |
| Attached Telecommunication Facilities | 10-40.60.310 | P | P | -- |
| Collocation Facility | 10-40.60.310 | P | P | -- |
| FM/DTV/Low Wattage AM Broadcasting Facilities | 10-40.60.310 | P | UP | -- |
| Stealth Telecommunication Facilities | 10-40.60.310 | P | P | -- |
| Transportation and Infrastructure | | | | |
| Accessory Wind Energy Systems | 10-40.60.040 | P | P | -- |
| Wind Energy Production Facility | | UP | P | -- |
| Airports/Landing Strips, Heliports, or Helistops | 10-40.60.060 | UP | -- | -- |
| Government Service/Maintenance Facilities | | P | -- | -- |
| Municipal Airports | | P | -- | -- |
| Urban Agriculture | | | | |

| Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses | | | | |
|--|--------------------------|-----------------------------|-----------|-----------|
| Land Use | Specific Use Regulations | Public and Open Space Zones | | |
| | | PF | PLF | POS |
| Community Gardens | 10-40.60.140 | P | -- | -- |
| Urban Farm | 10-40.60.320 | P | -- | -- |
| End Notes | | | | |
| 1. Residential uses, not including institutional residential uses, shall be subject to the building form and property development standards of the High Density Residential (HR) zone. | | | | |
| Key | | | | |
| P = Permitted Use | | | | |
| UP = Conditional Use Permit Required | | | | |
| -- = Use Not Allowed | | | | |

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to add Section 10-40.60.230: Urban Farm as follows:

Division 10-40.60:

Specific to Uses

Sections:

- 10-40.60.010 Purpose and Applicability
- 10-40.60.020 Accessory Buildings and Structures
- 10-40.60.025 Accessory Uses
- 10-40.60.030 Accessory Dwelling Units (ADUs)
- 10-40.60.040 Accessory Wind Energy Systems
- 10-40.60.050 Adult Entertainment
- 10-40.60.060 Airport/Landing Strips, Heliport, or Helistops
- 10-40.60.070 Animal Keeping
- 10-40.60.080 Automobile, Go-Kart, and Miniature Automobile Racing
- 10-40.60.090 Automobile Service Station and Convenience Store
- 10-40.60.100 Automobile/Vehicle Repair Garage – Major/Minor
- 10-40.60.110 Bed and Breakfasts
- 10-40.60.120 Co-housing
- 10-40.60.130 Commercial Campground
- 10-40.60.140 Community Garden
- 10-40.60.150 Day Care Home and Center
- 10-40.60.160 Drive-through Retail or Service Facility
- 10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing
Developments
- 10-40.60.180 Home Occupations
- 10-40.60.190 Homeless Shelter
- 10-40.60.195 Kennel, Animal Boarding
- 10-40.60.200 Live/Work
- 10-40.60.210 Manufactured Homes
- 10-40.60.220 Marijuana Establishments
- 10-40.60.230 Meeting Facilities, Neighborhood and Regional
- 10-40.60.240 Micro-Brewery or Micro-Distillery
- 10-40.60.250 Mini-Storage Warehousing

- 10-40.60.260 Mixed Use
- 10-40.60.270 Outdoor Commercial Recreation Structures
- 10-40.60.275 Outdoor Storage
- 10-40.60.280 Planned Residential Development
- 10-40.60.290 Quarrying Operations
- 10-40.60.300 Research and Development Uses
- 10-40.60.305 Seasonal Amusement, Entertainment and Sales, Indoor
- 10-40.60.310 Telecommunication Facilities
- 10-40.60.320 Urban Farm**

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.140: Community Garden, as follows:

10-40.60.140 Community Garden

A. **Applicability. General.** Community gardens **where allowed by Division 10-40.30, Non-Transect Zones, and Division 10-40.40, Transect Zones, are subject to the requirements of this section. Prior to the establishment of a Community Garden, the applicant shall complete a Concept Plan in accordance with Section 10-20.30.050, Concept Plan Review. shall consist of land used for the cultivation of fruits, vegetables, plants, flowers or herbs by multiple users. The land shall be served by a water supply sufficient to support the cultivation practices used on the site.**

~~Community gardens are allowed on rooftops of structures in compliance with the City's Low Impact Development (LID) Manual, Section 4.7 (Vegetated Roofs).~~

B. **Standards. Community gardens are subject to the following regulations:**

1. Community gardens shall have a set of operating rules addressing the governance structure of the garden, hours of operation, maintenance, and security requirements and responsibilities. A garden coordinator shall be designated to perform the coordinating role for the management of the community gardens. The garden coordinator shall be responsible for assigning garden plots in a fair and impartial manner according to the operating rules established for that garden. The name and telephone number of the garden coordinator and a copy of the operating rules shall be kept on file with the **Sustainability Public Works** Division and posted on-site.
2. ~~The site is designed and maintained so that water and fertilizer will not drain onto adjacent property.~~ **The first 1 inch of runoff must be maintained on site within the Community Garden, see the City's Low Impact Development (LID) Manual.**
3. ~~There shall be no retail sales on-site, except for produce grown on the site.~~ **The sale of fresh produce and cottage foods (i.e., baked, pickled, canned, or similarly produced foods grown in the Community Garden) is permitted on site subject to compliance with all State and local regulations.**
4. ~~No~~ **The following Buildings** or structures ~~shall only may~~ be permitted on the site, **as set forth below: with the exception of the following:**
 - a. Sheds for storage of tools limited in size to 200 square feet;

b. Greenhouses, limited in size to 200 square feet and designed in compliance with setbacks for accessory structures, consisting of buildings made of glass, plastic or fiberglass in which plants are cultivated; and

c. Other small hardscape areas and amenities (such as benches, bike racks, raised/accessible planting beds, compost or waste bins, picnic tables, seasonal farm stands, fences, garden art, rain barrels, and children's play areas).

d.5. The combined area of all **buildings or** structures shall not exceed 15 percent of the community garden site area.

5. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence.

6. Community Gardens shall not be subject to the provisions of Division 10-50.60, Landscape Standards except as identified in 10-40.60.140.C.

7. Community Gardens shall not be subject to the provisions of Division 10-50.80, Parking Standards where either on-street parking or shared parking is available.

~~6. Fences shall be in compliance with Division 10-50.50, Fences and Screening.~~

~~7. The sale of fresh produce and cottage foods (i.e., baked, pickled, canned or similarly produced foods grown in the community garden) is permitted subject to compliance with all State and local regulations.~~

~~8. On-site storm water systems and irrigation shall be consistent with the *Stormwater Regulations*.~~

~~C. Maintenance Required. Maintenance of community gardens shall be in compliance with Section 10-50.60.080, Maintenance.~~

CD. Abandoned or Unproductive Community Gardens. If a community garden is left in an unproductive state for longer than a period of 12 months, the garden coordinator or other individual(s) responsible for the community garden shall ensure that it is replaced with landscaping in compliance with Division 10-50.60, Landscaping Standards, or seeded in accordance with Chapter 13-17 of the *Engineering Standards*.

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to add Section 10-40.60.320: Urban Farm, as follows:

10-40.60.320 Urban Farm

A. Applicability. Urban Farms where allowed by Division 10-40.30, Non-Transect Zones, and Division 10-40.40, Transect Zones, are subject to the requirements of this section. Prior to the establishment of an Urban Farm, the applicant shall complete a Concept Plan in accordance with Section 10-20.30.050, Concept Plan Review. Additional reviews may be required as determined by the Inter-division Staff Review Team.

B. Standards.

1. Greenhouses are permitted as accessory buildings or structures in accordance with Section 10-40.60.020.
2. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence.
3. The keeping of animals is permitted as an accessory use to the Urban Farm in accordance with City Code Chapter 6-03, Animal Keeping.
4. The first 1 inch of runoff must be maintained on site within the Urban Farm, see the City's *Low Impact Development (LID) Manual*.
5. Urban Farms shall not be subject to the provisions of Division 10-50.60, Landscape Standards except as identified in 10-40.60.140.C.
6. Urban Farms shall not be subject to the provisions of Division 10-50.80, Parking Standards where either on-street parking or shared parking is available.
7. The sale of fresh produce, cottage foods (i.e., baked, pickled, canned, or similarly produced foods grown in the Urban Farm), and other agricultural products is permitted on-site subject to compliance with all State and local regulations.

8. Urban Farms may include accessory educational events. Events advertised Citywide shall only be allowed with the issuance of a Temporary Use Permit or Special Event Permit.

C. Abandoned or Unproductive Urban Farms. If an urban farm is left in an unproductive state for longer than a period of 12 months, the farm coordinator or other individual(s) responsible for the urban farm shall ensure that it is replaced with landscaping in compliance with Division 10-50.60, Landscaping Standards, or seeded in accordance with Chapter 13-17 of the *Engineering Standards*.

Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.210: Definitions "U", to add Urban Farm Definition as follows:

Urban Farm: The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes. May include commercial hydroponic crop production, greenhouses, gardens, and the accessory keeping of animals as allowed by City Code Chapter 6-03 Animal Keeping.