



October 3, 2013

TO: Greensboro Planning Board

FROM: Nicole Dreibelbis, Senior Planner-Zoning

SUBJECT: LDO text amendment - Community Gardens and Urban Farms as principal uses

Attached is a proposed amendment to the Land Development Ordinance (LDO) to add Community Gardens and Urban Farms as principal uses. The proposed amendment is the result of conversations among members of the community (Greensboro Neighborhood Congress, Community Sustainability Council, Parks and Recreation, and NCA&T) and staff regarding how to establish a community garden and/or urban farm and what regulations should be applicable.

Current provisions allow agricultural uses as an accessory to a principal use through development standards. For example, Section 30-8-11.3 (attached) outlines regulations for keeping and raising animals and livestock. Additional accessory uses that are not clearly defined may be permitted as well so long as they are compliant with Section 30-8-11.1 (attached). Home occupations are permitted as long as they are operating within compliance of the LDO's development standards and not conducting on-site sales, outlined in Section 30-8-11.5 (attached).

This text amendment will clearly define two new principal uses and establish development standards to ensure harmony with adjacent land uses.

Development standards required for uses classified as a Community Garden include:

- Prohibition of on-site sales;
- Requirement of a Use Registration to be filed with the City (to ensure garden is properly maintained);
- Establishing a maximum dimensional requirement for an accessory use permitted by right, but allowing a larger structure with a Special Use Permit;
- Requiring structures housing chemicals to be ventilated;
- Requiring Community Gardens that need electricity to obtain a Special Use Permit;
- Prohibition of opaque fencing;
- Requiring motion sensing lighting; and

- Compliance with all other applicable regulations outlined in the LDO and City Code of Ordinances.

Development standards required of uses classified as an Urban Farm include:

- On-site sales are permitted;
- Requirement of a Use Registration to be filed with the City;
- Keeping, grazing, or feeding of animals must comply with current Animals and Livestock regulations, outlined in Sec. 30-8-11.3;
- Requirement of an Aquaculture license, written permission or capacity permit from NC Department of Agriculture and Consumer Services for fish farming;
- Requiring structures housing chemicals to be ventilated;
- Prohibition of opaque fencing;
- Prohibition of urban farms on parcels that contain a single-family dwelling; and
- Requiring a minimum lot size of 30,000 square feet.
- Compliance with all applicable regulations outlined in the LOD and City Code of Ordinances;

Staff requests that the Greensboro Planning Board consider these changes to the LDO at their October 16, 2013 meeting and recommend approval to City Council for adoption.

Please contact me at 433-7258 or Mike Kirkman, Zoning Administrator, at 373-4649 if you have any questions.