88-110-03 USES

Table 110-1 Residential Districts Use Table											
Use Group (refer to 88-805 Use Groups and Categories)	Zoning District										Use Standards
Use Category >> specific use type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-.75	R-.5	R-0.3	
COMMERCIAL											
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	S	S	S	S	S	88-367
OTHER											
Agriculture, Animal	P/*	-	-	-	-	-	-	-	-	-	88-312-02 *Chapter 14
Agriculture, Crop	P	P	-	-	-	-	-	-	-	-	88-312-01
Agriculture, Urban											
>> Garden	P	P	P	P	P	P	P	P	P	P	88-312-03-A
>> Urban Farm	P	P	P	P	P	P	P	P	P	P	88-312-03-B
>> Urban Farm – Mixed Use	S	S	S	S	S	S	S	S	S	S	88-312-03-C

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88-120-03 USES

Table 120-1 Office, Business, and Commercial Districts Use Table						
Use Group (refer to 88-805 Use Groups and Categories)	Zoning District					Use Standards
Use Category >> specific use type	O	B1	B2	B3	B4	
COMMERCIAL						
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	88-367
AGRICULTURE						
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*[4]	88-312-02 *Chapter 14
Agriculture, Crop	P	P	P	P	P[4]	
>> Medical and Comprehensive marijuana cultivation facilities	P	P	P	P	P	88-312-01
Agriculture, Urban						
>> Garden	P	P	P	P	P	88-312-03-A
>> Urban Farm	P	P	P	P	P[4]	88-312-03-B
>> Urban Farm – Mixed Use	S	S	P	P	P	88-312-03-C

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88-130-04 USES

Table 130-1 Downtown Districts Use Table				
Use Group (refer to 88-805 Use Groups and Categories)	Zoning District			
Use Category >> specific use type	DC	DX	DR	Use Standards
COMMERCIAL				
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	88-367
AGRICULTURE				
Agriculture, Animal	-	P/*	-	88-312-02 *Chapter 14
Agriculture, Crop	-	-	-	
Agriculture, Urban				
>> Garden	P	P	P	88-312-03-A
>> Urban Farm	P	P	P	88-312-03-B
>> Urban Farm – Mixed Use	S	S	S	88-312-03-C

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88-140-03 USES

Table 130-1 Manufacturing Districts Use Table					
Use Group (refer to 88-805 Use Groups and Categories)	Zoning District				
Use Category >> specific use type	M1	M2	M3	M4	Use Standards
COMMERCIAL					
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S		88-367
AGRICULTURE					
Agriculture, Animal	P/*	P/*	P/*	P/*	88-312-02 *Chapter 14
Agriculture, Crop	P	P	P	P	88-312-01
Agriculture, Urban					
>> Garden	P	S	-	-	88-312-03-A
>> Urban Farm	S	S	S	S	88-312-03-B
>> Urban Farm – Mixed Use	S	S	P/S*	P/S*	88-312-03-C *if the mixed use includes a residential use

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88-270-02-A. USES PERMITTED SUBJECT TO DEVELOPMENT PLAN APPROVAL

The following uses are permitted as-of-right in the AG-R district, subject to development plan review and approval in accordance with 88-517.

1. Utilities and Services
2. Funeral and Interment Service (cemetery/columbarium/mausoleum only)
3. School
4. Religious Assembly
5. Park/Recreation
6. Sports and Recreation, Participant (Outdoor)
7. Entertainment Venues and Spectator Sports
8. Lodging (camp grounds only)
9. Animal Service (veterinary only)
10. Horticultural services
11. Nurseries for trees, plants, and shrubs including retail sale when grown on the premises
12. Mining and quarrying, subject to 88-355 (asphalt plants and concrete mixing plants may be allowed as accessory uses)
13. Wireless communication facilities, subject to 88-385
14. Agriculture, Crop
15. Agriculture, Animal

88-312 - AGRICULTURE

88-312-01 – CROP AGRICULTURE

88-312-01-A. General

1. Crop Agriculture Standards

(a) Garden and farm-related buildings and structures must comply with the accessory structure setback requirements that apply in the subject zoning district (See 88-305). Crop areas must be set back at least 3 feet from all property lines. The required setback must be covered with ground cover plans, which may include grasses.

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(b) The site must be designed and maintained so that chemicals will not drain onto adjacent property.

(c) On-site sales of whole, uncut, fresh food and/or horticulture products grown on the crop agriculture property area allowed on property zoned R-80.

88-312-02 – ANIMAL AGRICULTURE

88-312-02-A. General

Killing, butchering or dressing shall be done within an accessory building (or principal building if animal agriculture is the principal use on the lot), which building shall be located not less than 200 feet from any property line.

88-312-03 - URBAN AGRICULTURE

88-312-03-A. Garden

1. Only whole, uncut, fresh food and/or horticultural products grown in a garden may be donated or sold on-site.

2. Row crops are not permitted in any required front setback.

3. Planters, garden plots, or raised beds may encroach into the front setback if a 5-foot setback is maintained from the front and street-side property line.

4. A garden is an accessory use to a principal use; thus, associated accessory structures must comply with the lot and building standards for the applicable zoning district per 88-305-02 and 88-305-03.

5. Animal Agriculture can be an approved accessory use, and must be in compliance with Chapter 14 of the Code of Ordinance.

6. Section 88-10-08-C shall govern any conflict between the provisions of this section and any private homeowner covenants or restrictions. Any area of land that is managed and maintained in a manner that fits within the description of an Urban Farm – Mixed Use 88-312-04-C cannot be considered to be a Garden.

88-312-03-B. Urban Farm

1. Urban Farm Standards

(a) Building Coverage and Setbacks

i. A principal farm-related building or structure may be no more than one square foot of building footprint area for each 10 square feet of lot area, subject to applicable lot and building standards.

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ii. Accessory structure requirements shall apply in the subject zoning district (See 88-305). In no case shall the accessory structure exceed the size of the principal structure.

iii. Farmed areas must be set back at a minimum of ~~5% of lot depth~~ 3 ft from all property lines. The required setback must be covered with ground cover plants, which may include grasses.

(b) Patrons may pick up food and/or horticultural products grown on the Urban Farm property at the site.

(c) The site must be designed and maintained so that chemicals will not drain onto adjacent property. Synthetic pesticides or herbicides may be applied only in accordance with state and federal regulations.

(d) Employees, interns, and apprentices may be allowed to work on the Urban Farm property.

(e) Sales and donation of only whole, uncut, fresh food and/or horticultural products grown on the property may be allowed.

(f) Animal Agriculture can be an approved accessory use, and must be in compliance with Chapter 14 of the Code of Ordinance.

(g) Section 88-10-08-C shall govern any conflict between the provisions of this section and any private homeowner covenants or restrictions.

2. Large-Scale Urban Farm Uses

(a) Urban Farms in R-, B-, O-, and D- districts, of 1 acre or more, shall be evaluated through a site plan review process per 88-530.

~~(b) When administrative approval or a Special Use Permit is required, the permit may be granted for an initial period of one year. Subsequent renewals may be allowed for up to 5 years if the Urban Farm has complied with all of the requirements of the approval for the previous approval period.~~

88-312-03-C. Urban Farm Mixed Use

1. Applicability

The standards of this section apply to all Urban Farms of three or more acres and to Urban Farms of any size when combined with one or more of the following uses,

(a) Agriculture, Animal
(b) Animal Services
(c) Business Support Service
(d) Composting Facility (see 88-328 for specific use standards)
(e) Community Supported Agriculture

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(f) Entertainment Venue and Spectator Sports
(g) Lodging (campgrounds)
(h) Mobile Vendor(s) (see 88-358 for specific use standards)
(i) Outdoor Retail Sales – Class B
(j) Residential Living – Detached or Multiple Dwellings
(k) Restaurant
(l) Retail Sales (products not grown or produced on the subject site year round)
(m) Other uses may be authorized by the City Planning and Development Director

2. Urban Farm Mixed Use Standards

(a) Building Coverage and Setbacks

i. A principal farm-related building or structure may be no more than one square foot of building footprint area for each 10 square feet of lot area, subject to applicable lot and building standards.

ii. Multiple principal buildings may be located on a single lot as long as the maximum impervious surface coverage does not exceed 50% of the lot area.

iii. Accessory structures must comply with the accessory structure requirements that apply in the subject zoning district (see 88-305) or applicable specific use standard.

iv. All uses must be setback a minimum of 5% lot depth from all property lines. The required setback must be covered with ground plants, which may include grasses.

(b) Patrons may pick up food and/or horticultural products grown on the Urban Farm – Mixed Use property at the site.

(c) The site must be designed and maintained so that chemicals will not drain onto adjacent property. Synthetic pesticides or herbicides may be applied only in accordance with state and federal regulations.

(d) Employees, interns, and apprentices may be allowed to work on the Urban Farm – Mixed Use property.

~~(e) The Special Use Permit may be granted for an initial period of one year. Subsequent renewals may be allowed for up to 5 years if the Urban Farm has complied with all of the requirements of the permit for the previous permit period.~~

~~(f)~~ (e) Section 88-10-08-C shall govern any conflict between the provisions of this section and any private homeowner covenants or restrictions.

88-312-03-D. Private Nuisance Actions

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Nothing herein is intended to preclude any person from filing a private nuisance action against an offensive agricultural use.

88-328 – COMPOSTING FACILITY

88-328-01 – APPLICABILITY

Composting facilities are subject to the following standards in addition to any standards imposed as part of the special use approval process. Composting less than 40 cubic yards is an accessory use, subject to 88-305.

88-328-02 – STANDARDS AND CONDITIONS

88-328-02-A. The lot must have a minimum area of at least 40,000 square feet per 1,000 cubic yards of compost material;

88-328-02-B. Windrows of compost material must be setback at least 250 feet from all property lines and at least 500 feet from any residential dwelling unit;

88-328-02-C. No portion of the facility may be located within any portion of a required stream buffer;

88-328-02-D. As part of the special use permit approval process, the owner must submit a plan of operation, detailing such information as how often the windrows will be turned, the type of machinery that will be used, hours of operation, methods to control litter and odors, and the intended use of the end product.

88-420 – PARKING AND LOADING

88-420-06 – PARKING RATIOS

Table 420-1

OTHER	
Agriculture, Crop	None
Agriculture, Animal	None
Urban Farm	~~1 parking space per acre of cultivated area~~ None
Urban Farm – Mixed Use	1 parking space per acre of cultivated area + total required for the other use(s)

88-805 – USE GROUPS AND CATEGORIES

88-805-06 – AGRICULTURE USE GROUP

The agriculture use group includes the following:

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88-805-06-A. AGRICULTURE, CROP

An area of land managed and maintained by an individual, or group of individuals, to grow and harvest food crops (including the production of row crops, field crops, tree crops, timber, or fur-bearing animals) and horticulture products (including flowers, trees, bees, and apiary products) for off-site sale in locations where retail sales are an allowed use. Crop agriculture may be a principal or accessory use. Also includes comprehensive marijuana cultivation facilities and medical marijuana cultivation facilities.

88-805-06-B. AGRICULTURE, ANIMAL

The feeding, breeding, raising or holding of cattle, swine, poultry or other livestock, whether held in confinement area or open pasture. Also includes the killing, butchering or dressing of livestock, fowl, fish or other animals raised on the premises.

88-805-06-C. GARDEN

An area for growing food or other horticulture products, accessory to a permitted principal residential, institutional, or commercial use, maintained by one or more individuals who reside on or manage the subject property.

88-805-06-D. URBAN FARM

Undeveloped land, less than 3 acres, managed and maintained to grow and harvest food and/or horticultural products for sale or donation.

88-805-06.E. URBAN FARM MIXED-USE

An Urban Farm of 3 acres or more or an Urban Farm of any size developed with one or more additional uses. See 88-312-02 for more regulations.

88-810 – DEFINITIONS

88-810-365 – COMPOSTING FACILITY

A facility specializing in the composting/storing of more than 40 cubic yards of one or more organics of a known and consistent composition, other than mixed municipal waste. Feedstocks may include, but are not limited to, yard/landscape waste, biosolids, or foodwaste

~~88-810-370~~ 88-810-351- COMMUNITY SUPPORTED AGRICULTURE

Under a CSA model, shareholders arrange to work on the farm in exchange for a share of the food and/or horticultural products grown on the CSA property and/or pay for a portion of the food and/or horticultural products in advance through a subscription service.

~~88-810-351~~ 88-810-355 – COMPACTION

The densification of a fill by mechanical means.

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88-810-1475 - ROW CROPS

~~Grain, fruit or vegetable plants, grown in rows, a part of a managed garden or farm. Row crops shall not mean cultivated or attended trees or shrubbery and shall not include grain, fruit or vegetable plants that are part of the front yard's borders, that extend no more than 8 feet from the side property lines or from the front of the principal building.~~ Any grain, fruit or vegetable, or other plan grown in rows that can be tilled or cultivated with large-scale machinery. Row crops shall not mean trees, shrubbery, or plants as a part of required ground cover or landscape areas.

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