



Legislation Text

File #: ID 14-0189, **Version:** 1

Ordinance Text Amendment - Land Development Ordinance Amendment regarding Table 8-1 within Section 30-8-1; Table 10-2 within section 30-10-2.3(A)4); and Table 11-1 within Section 30-11-5, related to Off-Street Parking and Landscaping for Community Gardens/Urban Farms

Department: Planning
Council District: All

Public Hearing: Yes
Advertising Date/By: April 3rd and 10th

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PURPOSE:

The purpose of the text amendment is to amend the Land Development Ordinance (LDO) to clarify the off-street parking and landscaping required for Community Garden and Urban Farms. The City Council is required to hold a public hearing on this amendment before considering its approval.

BACKGROUND:

In reviewing the first Urban Farm under the LDO it appeared that the text changes adopted on December 17, 2013, neglected to establish a clear indication of the applicable landscaping and parking standards for the proposed use.

Therefore, staff has prepared a second text amendment to include those aspects for both Urban Farms and Community Gardens.

A summary of the changes is provided below and is as follows:

- **Landscaping / Community Gardens:** The Land Development Ordinance determines the width and number of plants in a buffer between uses based on the Land Use Classification (LUC) of the proposed use vs. the LUC of the abutting use. Community Gardens will have an LUC of “1” and no required landscape buffer between them and any abutting single family home. The previously established development standards for Community Gardens were created to offset any potential impact without the need for intervening landscaping.
- **Landscaping / Urban Farms:** Likewise, Urban Farms will have an LUC of “2” so in addition to the development standards established to offset any potential impacts, a 15-foot wide buffer with canopy trees spaced at 50 feet, understory trees spaced at 33 feet, and shrubs spaced at 6 feet would be installed between them and any abutting single family home.

- **Off-Street Parking / Community Gardens:** The wording would clarify that no off-street parking would need to be provided for Community Gardens.
- **Off-Street Parking / Urban Farms:** The wording would clarify that, at a minimum, Urban Farms must provide at least 5 parking spaces and if there is a retail operation, they must provide parking for their customers at the current “retail” rate, which is one space for every 300 square feet of floor area used for retail. Please note that parking for Urban Farms does not have to be paved, as parking for agricultural uses are exempt from being paved under Sec. 30-11-12.4 C. in the LDO. Although Urban Farms, which by their required minimum size of at least 2/3 acre and broader range of allowed uses, are by definition intended to be more intensive operations than Community Gardens, the unpaved parking will also help to maintain a more compatible appearance while limiting impacts on adjacent properties. Urban Farms also have to obtain a Special Use Permit to be established where additional conditions to further limit impacts can be incorporated as necessary.
- **User Friendly Cross Reference:** The amendment will also insert an “U” in the permitted use table to direct people to the development standards for Urban Farms, just like the one current provided for Community Gardens.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Planning Board recommended these amendments at its March meeting on a vote of 5-0. Staff recommends that City Council receive citizen comments and consider adoption of the proposed text amendment.