

**Community Planning and Economic Development Planning Division Report
Zoning Code Text Amendment**

Date: January 23, 2012

Initiator of Amendment: Council Member Gordon

Date of Introduction at City Council: May 27, 2011

Specific Site: Citywide

Ward: Citywide **Neighborhood Organization:** Citywide

Planning Staff and Phone: Aly Pennucci, (612) 673-5342

Intent of the Ordinance: To implement policies of the Urban Agriculture Policy Plan.

Appropriate Section(s) of the Zoning Code:

- Chapter 520: Introductory Provisions
- Chapter 530: Site Plan Review
- Chapter 535: Regulations of General Applicability
- Chapter 536: Specific Development Standards
- Chapter 537: Accessory Uses and Structures
- Chapter 541: Off-Street Parking and Loading
- Chapter 543: On-Premise signs
- Chapter 546: Residence Districts
- Chapter 547: Office Residence Districts
- Chapter 548: Commercial Districts
- Chapter 549: Downtown Districts
- Chapter 550: Industrial Districts

The following chapters were also introduced. However, staff is not recommending changes to these chapters as part of this amendment and therefore recommends returning them to the author:

- Chapter 525: Administration & Enforcement
- Chapter 527: Planned Unit Development
- Chapter 551: Overlay Districts

Background: The City Council adopted an Urban Agriculture Policy Plan (UAPP) in April 2011, which includes policies that help to inform changes to City ordinances related to urban agriculture land uses. The plan examines urban agriculture as a land use and contains a variety of recommendations about land use and zoning, land availability, and economic development. Many of the recommendations included in the adopted policy plan require zoning code changes. The UAPP was initiated to address concerns raised during the first phase of the Homegrown Minneapolis effort. The primary objective of this amendment is to implement those recommendations and build on related policies found in the

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Minneapolis Plan for Sustainable Growth in order to create more opportunities to grow food within the city.

In addition to Minneapolis' policy documents, staff has consulted a variety of sources to help inform the proposed revisions, including but not limited to standards and best practices from peer cities and professional and academic research related to urban agriculture. Staff has also consulted with stakeholders working or who have expertise in urban agriculture. A community meeting focused on commercial growing was held on August 2, 2011, and a community meeting was held on November 29, 2011, to discuss a draft of the text amendment.

The recommendations related to zoning focus on removing the regulatory barriers to the practice of urban agriculture. The proposed zoning code text amendment introduces two new land uses: market gardens and urban farms, and development and design standards for these uses. The proposed definitions would allow for the growing of food and ornamental crops, such as vegetables, fruits, flowers, fungi, etc. In addition, the proposed amendment includes changes to existing standards for community gardens, farmers markets and home occupations, as well as standards related to accessory structures and uses that are associated with urban agriculture land uses.

The proposed amendment recognizes and supports various scales and intensities of local food production where appropriate. Mitigating against potential impacts, the proposed amendment establishes size and other development standards to support, without overwhelming, residential neighborhoods. A larger market garden in residential districts would require a conditional use permit, with its findings of compatibility with surrounding properties and compliance with all other applicable regulations. The more intense urban farm use would be permitted only in industrial districts and as a conditional use in the C4 district.

The following section is a summary of the primary components of the amendment. The full text of the amendment is included in the appendix. This section is organized by the following topics:

- Market Gardens
- Urban Farms
- Community Gardens
- Farmers Markets
- Home Occupations
- Design & Development standards and Accessory Uses
- Other topics

Each section describes the existing zoning regulations, applicable recommendations from the UAPP (see a complete list on page 12 of this staff report) and the proposed changes to the zoning code.

MARKET GARDENS

Market garden is the term used to describe smaller growing operations, similar in scale and intensity to a community garden, that sell commercially. Currently there are no regulations in the zoning code that address market gardens. A summary of the applicable recommendations from the UAPP are as follows:

- Define market gardens and allow in a variety of zoning districts

- Set a maximum lot area and other performance standards for market gardens so the use fits into a neighborhood context
- Establish standards for market gardens similar to or more stringent than those that have been established for community gardens
- Allow market gardens to be located on rooftops and on the ground
- In districts typically associated with high density development encourage gardens on rooftops or as part of development rather than on the ground as a single use

Summary of the proposed amendment related to market gardens:

Definition: An establishment where food or ornamental crops are grown on the ground, on a rooftop or inside a building, to be sold or donated.

Zoning districts: Allow as a permitted use in all residential, office residential, commercial and downtown zoning districts with specific standards related to size and location depending on the district. In the residence (R1, R1A, R2B, R3, R4, R5, R6) and OR1 districts, limit the size of the planting area to 10,000 sq. ft. or less; market gardens with a planting area greater than 10,000 sq. ft. would require a conditional use permit. Market Gardens and Urban Farms would also be permitted accessory to Institutional and Public Uses (such as a school) in the residential and OR1 districts. In the C3A and downtown districts limit market gardens to rooftops or indoor operations unless accessory to a principal use located on the same zoning lot.

Development Standards:

- In the Residence and OR1 districts
 - Limit the size of mechanized equipment
 - Prohibit retail sales on site except as an approved temporary use. Only sites where the principal use of the property is a market garden would be eligible for a temporary use permit. If one chose to grow food as a home occupation they could not apply for a temporary use permit and would be prohibited from selling on-site.
 - Limit the number of vehicles on site and limit deliveries or pickups to occur only between 7 am to 7 pm.
 - Limit signs to one identification sign not exceeding 8 sq. ft. in area.
 - Prohibit overhead lighting
- Require that any equipment or supplies needed for garden operations be enclosed or otherwise screened from sight.
- Prohibit the keeping of fowl, pigeons and other small animals.

URBAN FARMS

An urban farm is a commercial growing operation that is generally larger in scale and intensity than a community garden or market garden and may not be an appropriate land use in all zoning districts. Currently there are no regulations in the zoning code that address urban farms. A summary of the applicable recommendations from the UAPP are as follows:

- Define urban farms
- Allow urban farms in Industrial districts and some Commercial districts.
- Further study aquaculture and aquaponics with the goal of developing a zoning code definition.

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Summary of the proposed amendment related to urban farms:

Definition: An establishment where food or ornamental crops are grown and processed to be sold or donated that includes, but is not limited to, outdoor growing operations, indoor growing operations, vertical farms, aquaponics, aquaculture, hydroponics and rooftop farms.

Zoning districts: Allow as a permitted use in the I1 and I2 zoning districts and as a conditional use in the C4 district.

Development Standards:

- Require screening of any equipment or supplies needed for farm operations
- Prohibit the keeping of fowl, pigeons and other small animals.

COMMUNITY GARDENS

Community gardens are currently allowed in most zoning districts including all residential districts. A summary of the applicable recommendations from the UAPP are as follows:

- Define community gardens
- Amend the development standards for community gardens to allow for larger, more visible signage and community bulletin boards within the garden areas, larger hoop houses, and the periodic sale of produce.

Summary of the proposed amendment related to community gardens:

Definition: A use in which land managed by a group of individuals is used to grow food or ornamental crops, such as flowers, for donation or for use by those cultivating the land and their households. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Development Standards:

- Increase the maximum size of a sign from 4 square feet to 8 square feet.
- Amend the temporary use regulations to allow for limited sales of produce grown on-site. Only sites where the principal use of the property is a community garden would be eligible for a temporary use permit. If one chose to grow food as a home occupation they could not apply for a temporary use permit and would be prohibited from selling on-site.
- Add community bulletin boards as a permitted accessory use, limited to eight (8) square feet in area and six (6) feet in height.
- Prohibit the keeping of fowl, pigeons and other small animals.

FARMERS' MARKETS

The Zoning Code currently defines farmers' markets and allows farmers' markets in a variety of zoning districts. On April 2, 2010, the City Council directed Regulatory Services and CPED-Planning staff to work with farmers' market managers on potential revisions to the ordinances regarding farmers' markets. On October 24, 2011, the City Council adopted amendments to Title 10 Food Code, Chapters 201 and 202 of the Minneapolis Code of Ordinances, which pertain to public markets and the municipal market. Those amendments included creation of new "Farmers' Market" and "Produce and Craft Market" license types; the formalization of the existing "Mini Market" license type with some

additional flexibility in vendor types; and adopting an updated set of definitions. This zoning code text amendment includes changes that will make the zoning code definitions and standards consistent with the changes to Chapter 201 and 202. Because the issues related to farmers' markets were being addressed in a separate process, the UAPP only contains one farmers' market related recommendation as follows:

- Amend signage regulations to allow temporary farmers' market signs to remain on-site all year

Summary of the proposed amendment related to farmers' markets:

Definition: Adopt definitions for mini-market and produce and craft markets consistent with Chapter 201 and 202 of the Minneapolis Code of Ordinances which pertain to public markets and the municipal market.

Zoning districts: Amend the temporary use permits to add mini-markets and produce and craft markets to the temporary use permit standards.

Sign Regulations: Amend the sign regulations to allow for one (1) freestanding sign not exceeding eight (8) square feet in area and six (6) feet in height permanently installed on the site year round, provided that such sign shall be removed if the temporary use permit is not reissued.

HOME OCCUPATIONS

Under the existing home occupation standards, all activity associated with the home occupation must be conducted within the dwelling unit. This provision prohibits people from, for example, growing tomatoes outdoors that would be sold to neighborhood restaurants or at a local farmers' market. A home garden where plants are grown to be sold off-site can be conducted in a way that is not all that different from a garden where plants are grown to be consumed by the occupants of the dwelling. The proposed changes would allow growing to occur outdoors, but other activity, such as retail sales, will continue to be prohibited. The UAPP included the following recommendation related to home occupations:

- Change the home occupation standards to allow growing as an outdoor operation.

Summary of the proposed amendment related to farmers markets:

- Amend the home occupation standards to exempt the growing of food or ornamental crops from the requirement that all activity associated with the home occupation is conducted only within an enclosed area of the dwelling, and allow for materials associated with the growing to be outside if located entirely to the rear of the principal structure and outside of any required yards.

GENERAL DESIGN & DEVELOPMENT STANDARDS AND ACCESSORY USES

Many of the recommendations in the UAPP focused on specific land uses, such as market gardens and urban farms discussed above. In addition to defining and developing standards for these urban agriculture land uses there is a need to develop clear standards for accessory uses and structures associated with urban agriculture.

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Some accessory uses and structures and projections of the principal structure are permitted in a required yard. Several accessory structures and uses associated with urban agriculture are not included in the zoning code, such as raised planting beds or hoop houses. Because these accessory uses are not included in the zoning code they are regulated by the general accessory use and structure standards.

Hoop houses, cold frames or other structures used to extend the growing season are typically seasonal or temporary in nature but can be permanent. The intent of the proposed accessory structures amendments is to encourage and promote their use in urban agriculture by easing some of the typical regulatory barriers or limits often encountered with accessory structures such as limits on size. This is specifically focused on temporary structures; permanent accessory structures will be regulated as any other accessory structure in terms of size, location and lot coverage. A summary of the applicable recommendations from the UAPP are as follows:

- Make provisions for trellises designed for growing food.
- Change the list of permitted obstructions in the front yard set back to allow for planting beds in front yards.
- Amend the accessory use standards to include a hoop house as an enumerated accessory use with development standards, including size and height requirements for hoop houses specifically.
- Encourage the planting of produce as part of the required landscaping in new developments.

Summary of the proposed amendment:

- Allow raised planting beds, arbors or other growing support systems as a permitted obstruction in required front and rear yards, subject to size and height standards.
- Exempt hoop houses or other similar temporary structures used solely to extend the growing season for food, accessory to a community garden, urban farm or market garden, from the maximum floor area of all accessory structures, with standards related to location on the lot.
- Identify edible landscaping as a material that can be used to meet landscaping requirements.

Other Topics

There are two recommendations from the urban agriculture policy plan that are not included in the proposed changes to the zoning code at this time.

1. Examine which Industrial districts are appropriate for anaerobic digesters.
2. Explore incentives for installation of gardens as an interim use on stalled development sites.

At the time the zoning code text amendment was introduced by the City Council, CPED-Planning staff was directed to begin work to have the amendment adopted before the 2012 growing season (generally understood as March of 2012). Staff has begun to research anaerobic digesters, however, at this time staff recommends postponing any changes to the zoning code until further research is completed. This will allow staff time to provide better guidance on where this land use is appropriate and what specific development standards could be adopted to help mitigate potential impacts.

Staff was also asked to consider extending development approvals for development projects that allow urban agricultural uses on an interim basis until construction commences on the development. Under the current zoning ordinance, any decision of the zoning administrator or planning director, or zoning

approval granted by the city planning commission, board of adjustment or city council, except zoning amendments, are valid for a period of one (1) year from the date of such decision. The zoning administrator, upon written request, may grant up to a one-year extension to this time limit. There is nothing that would prohibit the use of the subject site for any other permitted use during this approval period.

After a proposed development has been approved through the land use approval process there is potential for regulations to change prior to building permits being issued and construction commencing. The zoning ordinance is typically amended to further the adopted goals and policies of the City's comprehensive plan, including topical plans such as the Urban Agriculture Policy Plan. Quite often these contemplated changes address new circumstances not dealt with in the current ordinance. As staff has reviewed this recommendation further there are two main concerns. First, if policies or ordinances are updated through a community planning process during this extended approval period, when the development is eventually built it may not be in line with the current community's expectations for new development. Second, preparing land for food production can require significant investments of labor and other resources as well as potential social investments. These investments should not be considered lightly in designating interim uses for vacant land.

Staff believes that if there is a larger initiative to consider extending the timeframe for land use approvals more broadly due to the economic climate, issues related to vacant land, etc., this recommendation should be revisited at that time.

Purpose for the Amendment:

What is the reason for the amendment?

What problem is the Amendment designed to solve?

What public purpose will be served by the amendment?

What problems might the amendment create?

The reason for the amendment is to implement the policies from the Urban Agriculture Policy Plan by removing regulatory barriers to the practice of urban agriculture. Currently the Minneapolis Zoning Code provides few accommodations for urban agriculture. Proposals related to growing food in the city are frequently presented to staff, but a framework for allowing many activities, particularly commercial outdoor growing, does not presently exist. There is a need to clearly define urban agricultural uses and establish standards to provide certainty for prospective entrepreneurs as interest in this activity continues to grow.

The proposed changes would expand possible urban agricultural land uses in all zoning districts.

- Small market gardens (10,000 square feet or less of growing area) would be generally compatible with other uses in residential zones, similar to community gardens which are currently allowed in all residential districts. Impacts from the use would be controlled in several ways, including limits on size, lighting, signs, parking of vehicles or equipment, and restricting commercial deliveries and pickups.
- Larger market gardens would require a conditional use permit in all residential districts and the OR1 district. As many of the potential impacts of larger market gardens (such as traffic and noise) would not be inconsistent with impacts of other uses in commercial and downtown districts, it is anticipated

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that this new use would be generally compatible with land uses existing or permitted in these districts.

- Urban farms would introduce more of an industrial element by allowing produce to be grown, processed and distributed on the same lot and would be limited to industrial districts and the C4 district.

The proposed changes seek to clarify where urban agricultural land uses can be located and what associated activities are permitted, thus avoiding future confusion during implementation and to capture the concerns of balancing good neighbor practices with providing a regulatory environment that fosters small business growth in urban agriculture. Taken together the proposed changes aim to balance use, intensity and neighborhood context, while allowing the City Planning Commission discretion in reviewing larger projects. Removing the regulatory barriers to better support urban agriculture land uses may have benefits beyond increasing the opportunity for entrepreneurs and community gardens to grow food in the city. These potential benefits include, but are not limited to: healthy eating and nutrition education, additional green space in neighborhoods, increased social capital, biological diversity and air quality. The Planning Division does not anticipate that the text amendment will lead to significant problems.

Some residents have expressed concern about the possibility of allowing the sale of any goods on-site in residential neighborhoods and potential issues with accessory structures (e.g. a hoop house) in regards to how they will be used and aesthetic concerns. Conversely other residents and stakeholders have expressed concerns about the proposed limitations on farmstands and accessory structures such as hoop houses. The proposed text amendment aims to balance the goals of increasing the production and distribution of locally grown food with the potential impacts on surrounding property owners. In residential neighborhoods staff expects these new uses to function essentially as community gardens currently operate. The CPED-Planning Division has received virtually no complaints related to community garden land uses to date. In terms of aesthetic concerns, staff has added additional standards related to the size of growing areas, screening of equipment, type of equipment and location of accessory structures to minimize potential impacts. In addition, the use of such accessory structures, such as a hoop house, is solely to extend the growing season so using such structures for another purpose, such as storage, would be a violation of the zoning code.

Introducing a temporary use permit to allow a farmstand to operate for up to 25 days per year and not more than 1 day per week will allow market and community gardeners limited ability to sell products at the location they are grown. The intent is that these goods will primarily be sold off-site (e.g. at farmers markets' or to area restaurants). By limiting the total number of days and days per week, and limiting the hours of operation, staff believes that such farmstands will primarily serve the immediate residential neighborhood and will not draw significant trade from outside the neighborhood. The Zoning Administrator has discretion to approve or deny a temporary use permit and place conditions on an approval. In addition, the Zoning Administrator can revoke a temporary use permit for lack of compliance with the conditions of approval or other zoning violations. A standard condition associated with a temporary farmstand would be that the use not generate excessive noise or traffic that might disrupt surrounding property owners.

Another issue that is often raised is the potential conflict between using land for urban agriculture uses and redeveloping land within the city. To explore the potential conflict of using land for urban agriculture uses verses promoting its redevelopment a Land Capacity Study was conducted by

Community Attributes International’s; a full copy of this study is included in the appendix to the UAPP. Community Attributes International’s primary finding was that Minneapolis has more than enough developable land (public and private land) to accommodate forecasted growth for at least the next 20 years. This means that both development and urban agricultural uses can be accommodated without competition. Of course, there are some areas of the city that have attracted more development and have higher property costs, which can force out community gardens and farmers’ markets. Conversely, there are other areas of the city that have a much larger amount of vacant land than others and lower market value. This study indicated that in areas where land demand exceeds supply, other uses would likely compete for developable land, therefore constraining urban agriculture. The proposed text amendment does not identify specific areas in the City where urban agriculture uses should be located; instead the proposal removes regulatory barriers that presently make it difficult to establish these land uses in the city.

Timeliness:

Is the amendment timely?

Is the amendment consistent with practices in surrounding areas?

Are there consequences in denying this amendment?

The amendment is part of the implementation process of the Urban Agriculture Policy Plan. In May 2011 staff was directed to implement the zoning code changes before the 2012 growing season.

Urban Agriculture and local food production is seeing an upsurge in interest and is a key component of the City’s Homegrown Minneapolis initiative. Many cities around the country have or are in the process of updating policies and zoning regulations to better incorporate urban agriculture land uses into the urban environment. A summary of some of the adopted and proposed standards related to urban agriculture in cities around the country is provided below:

	<u>USES DEFINED</u>	<u>DISTRICT WHERE UA USES ARE PERMITTED</u>	<u>SIZE LIMIT?</u>	<u>SALES ALLOWED ON SITE?</u>
Seattle	Community Garden	All residential zones, most commercial zones	None stated	Yes, in R districts sales allowed between 7am and 7pm
	Urban Farm	Permitted in most districts, including residential districts with size restrictions	4000 sq. ft. in R districts; larger farms require conditional use permit. Limited to 10-25K sq. ft. in neighborhood commercial zones	
San Francisco	Neighborhood Agriculture (includes community gardens & market gardens)	Permitted in all residential & commercial zones	Less than 1 acre	Yes, sales allowed between 6 am and 8 pm (prohibited as a home occupation)

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	Urban Industrial Agriculture	Conditional use in R districts; permitted use in C districts	None stated	
Chicago	Community Garden	Permitted in most districts	Community Gardens- maximum 25,000 sq. ft.	Yes, sales on site are limited to incidental sales of plants or produce generated on site.
	Urban Farm	In commercial districts, downtown districts & industrial districts with some limitations on where indoor vs. outdoor vs. rooftop are permitted	None stated	
Baltimore	Community Garden	Permitted in most districts	None stated	Yes, limited to sales of items grown at the site.
	Urban Farm	Permitted in most district; CUP in residential districts		
Cleveland	Community Garden	Separate Urban Garden district	None stated	Yes, requires a Conditional Use Permit
	Market Garden			
Nashville	Non-commercial Community Garden	Permitted in agriculture, commercial, downtown & I districts and low density residential (1-2 family)	None stated	No
	Commercial Community Garden	Permitted in agriculture, commercial, downtown and industrial districts and as special exception (similar to a CUP) in low density residential (1-2 family)		Yes
Portland	Currently undergoing revisions; project includes defining new uses (i.e. market gardens) and clarifying community garden and farmers market definitions	Direction is to allow in most districts with specific development standards	Direction is to allow market with some size limitations (potentially 5000 sq. ft. or 2X the standard lot size in the district)	Direction is to allow sales in all districts for products grown on-site with limitations on total number of days in a year (potentially 55 days per year)
Denver	Aquaculture, urban garden (community garden) and plant nursery	Permitted in most districts with a zoning permit	None stated	In commercial districts

Kansas City	Home Garden & Community Garden	Permitted in most districts	None stated	Sales permitted of products grown on-site from May 15- October 15. If sales occur, row crops are not permitted in the front yard of a residentially zoned and occupied property
	Community Supported Agriculture	Permitted in most district; in most R districts requires a special use permit		

One common theme among several of these policies is regulations around growing and selling food in residential zones and many of the ordinances highlight the potential benefits of accessible healthy food while considering the associated negative land use impacts. Examples from these regulations include restricting the time of the day when sales can occur and limiting the products sold to those items grown on site. The majority of the cities noted above, as well as others, have, in general, instituted more lenient regulations than what is proposed here. Generally staff found that comparable regulations specifically related to the size of commercial growing operations and retail sales in residential zoning districts have less specificity than what is proposed in this amendment.

The main consequence of denying the proposed amendment is that Minneapolis’ land use regulations related to urban agriculture would not align with the adopted goals and policies from the UAPP which is part of the implementation of the Homegrown Minneapolis report. If not adopted, land use regulations may impede the goal of Homegrown Minneapolis to expand our community’s ability to grow, process, distribute, eat and compost healthier, sustainable, locally grown foods. In this respect, the proposed amendments meet the policy direction set in the UAPP and the goals outlined by the Homegrown Minneapolis efforts by removing the regulatory barriers that may impede the growth of local food production in Minneapolis.

Comprehensive Plan:

How will this amendment implement the Comprehensive Plan?

There are implementation steps that relate to elements of urban agriculture in several chapters of *The Minneapolis Plan for Sustainable Growth*. These include:

Policy 5.7: Protect and improve individual, community, and environmental health.

5.7.3 Promote nutrition using strategies to ensure access to healthy foods for all residents.

Policy 6.14: Preserve and enhance the quality of the urban environment to promote sustainable lifestyles for its citizens.

Policy 6.15: Support local businesses, goods and services to promote economic growth, to preserve natural resources, and to minimize of the carbon footprint.

6.15.1 Invest in local businesses, goods and services.

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6.15.2 Support the growth and development of local businesses.

Policy 7.1: Promote the physical and mental health of residents and visitors by recognizing that safe outdoor amenities and spaces support exercise, play, relaxation and socializing.

7.1.6 Support the creation and improvement of community gardens and food markets which sell locally and regionally grown foods.

7.1.7 Where appropriate, support the planting of edible fruit and vegetable plants.

Policy 7.3: Maintain and improve the accessibility of open spaces and parks to all residents.

7.3.4 Encourage the equitable spatial distribution of community gardens and food markets to provide all Minneapolis communities with access to healthy, locally grown food.

The UAPP built on these policies related to urban agriculture found in the Minneapolis Plan for Sustainable Growth. The recommendations specifically related to zoning that are addressed in this amendment are listed below.

1. Amend the zoning code to better accommodate urban agriculture uses.

- 1.1 Define the following terms in the zoning code: community gardens, market gardens, urban farms and anaerobic digesters. Further evaluate the appropriate zoning districts for these uses based on the guidance below. All urban agriculture zoning code text amendments would involve consultation with technical experts.
 - Allow market gardens in a variety of zoning districts
 - Set a maximum lot area and other performance standards for market gardens so the use fits into a neighborhood context.
 - Establish standards for market gardens similar to or more stringent than those that have been established for community gardens, including no retail sales on-site, except as a temporary use, no overhead lighting, signage limited to a single, non-illuminated flat sign of four square feet, and no more than two vehicles parked on-site, excluding those parked within an enclosed structure.
 - Allow market gardens to be located on rooftops and on the ground.
 - In districts typically associated with high density development such as in Downtown districts, Growth Centers, and Activity Centers, encourage gardens on rooftops or as part of development rather than on the ground as a single use.
 - Allow urban farms in Industrial districts and some Commercial districts.
- 1.2 Further study aquaculture and aquaponics with the goal of developing a zoning code definition.

- 1.3 Amend the development standards for community gardens to allow for larger, more visible signage and community bulletin boards within the garden areas, larger hoop houses, and the periodic sale of produce.
- 1.4 Amend signage regulations to allow temporary farmers' market signs (for local produce markets) to remain on-site all year, but require that the sign be removed after a farmers' market closes permanently.
- 1.5 Change the list of permitted obstructions in the front yard set back to allow for planting beds in front yards. A maximum height for the beds and minimum setbacks from the property lines should be determined.
- 1.6 Make provisions for trellises designed for growing food.
- 1.7 Change the home occupation standards to allow growing as an outdoor operation.
- 1.8 Amend the accessory use standards to include a hoop house as an enumerated accessory use with development standards, including size and height requirements for hoop houses specifically.

These policies and recommendations found in the Minneapolis Plan for Sustainable Growth and the Urban Agriculture Policy plan provide the guidance for the zoning code regulations to support urban agriculture land uses. The main purpose of this amendment is to implement the policies and recommendations listed above.

Recommendation of the Community Planning and Economic Development--Planning Division:

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the zoning code text amendment, amending chapters 520, 530, 535, 536, 537, 541, 543, 546, 547, 548, 549, and 550. Staff further recommends that chapters 525, 527 and 551 be returned to author.

Attachments:

1. Ordinance amending Chapter 520, Introductory Provisions
2. Ordinance amending Chapter 530, Site Plan Review
3. Ordinance amending Chapter 535, Regulations of General Applicability
4. Ordinance amending Chapter 536, Specific Development Standards
5. Ordinance amending Chapter 537, Accessory Uses and Structures
6. Ordinance amending Chapter 541, Off-Street Parking and Loading
7. Ordinance amending Chapter 543, On-Premise signs
8. Ordinance amending Chapter 546, Residence Districts
9. Ordinance amending Chapter 547, Office Residence Districts
10. Ordinance amending Chapter 548, Commercial Districts

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11. Ordinance amending Chapter 549, Downtown Districts
12. Ordinance amending Chapter 550, Industrial Districts
13. Images of terms used in staff report