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A Vision for Community Sustainability
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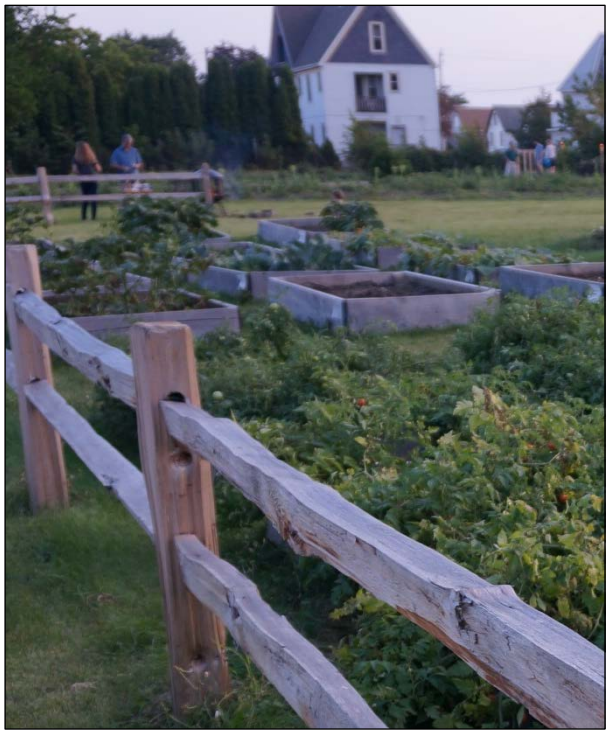
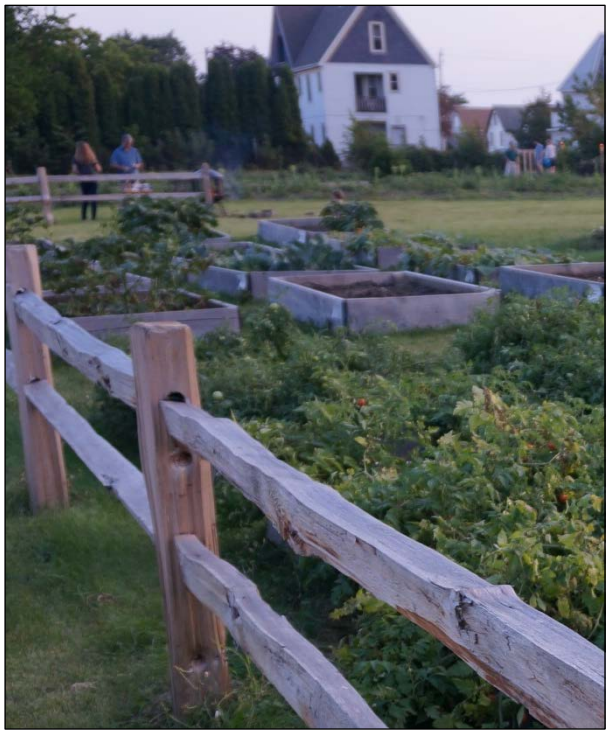
Urban Ag Zoning Updates

- DCD, DNS and OES
- Reflects ***ReFresh Milwaukee*** Goals
  - City ordinances/zoning changes passed by July 2014 that remove obstacles to developing new real estate disposition strategies, repurposing residential properties to non-residential uses, expanding urban agriculture uses on vacant lots, and establishing micro-business ventures in local food supply chain.
- **HOME GR/OWN initiative**
  www.ReFreshMKE.com



Urban Ag Zoning Updates

1. **Zoning and Code Updates**
   - Dept of City Development
   - Dept of Neighborhood Services
2. **Compost Updates: Summer 2014**
   - Dept of Public Works
   - Dept of Neighborhood Services
3. **Food Sales Regulations: Fall 2014**
   - Health Department
   - Dept of Neighborhood Services
4. **Sustainability Office Role**



Urban Ag Zoning Updates

GOALS

- Defining community gardening and commercial farming enterprises
- Clarifying where community gardens can occur in Milwaukee
- Allow certain accessory structures at community gardens

- Helps provide certainty to community groups
- Allows use of property with regulations to ensure *good neighbors*

Urban Ag Zoning Updates

1. Definitions

- Split definition of "Raising of Crops and Livestock" to "Raising of Crops" and "Raising of Livestock."

- **Raising of Crops:** means the growing of crops at a farm, orchard, community garden or other premises or establishment used for the growing of crops.

- **Raising of Livestock:** means the use of land or buildings for aquaculture or the keeping of bees, cows, cattle, horses, sheep, swine, goats, chickens, ducks, turkeys, geese, fish, or any other domesticated livestock if permitted by the health department under the provisions of Ch. 78 (Animals).

Urban Ag Zoning Updates

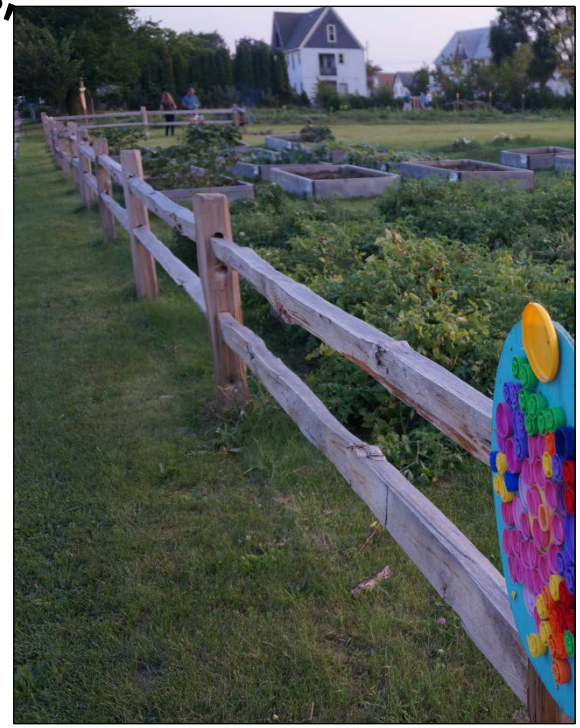
2. Defining Types of Urban Ag Uses

- **Community Garden:** Any use of land for growing crops, by a group of individuals, or a public or non-profit organization.
  - Includes but not limited to raising of crops, composting, native vegetation, and/or fruit
  - Allows sales of produce and ornamental crops on site
  - Must comply with other codes
  - Must register with City (no fee)

Urban Ag Zoning Updates

2. Defining Types of Urban Ag Uses

- **Community Garden:** Any use of land for growing crops, by a group of individuals, or a public or non-profit organization.
  - Must register with the City
  - No fee permit
  - Community notification – to ensure neighborhood awareness
  - Council member approval (10 days max or automatic approval)
  - Can be revoked if multiple code violations



Urban Ag Zoning Updates

2. Defining Types of Urban Ag Uses

- **Commercial Farming Enterprise:** Site where the premise is used to grow and harvest plants and/or compost for sale to the general public, retail business and/or wholesale purveyors.
  - Includes but not limited to raising of crops, composting, native vegetation, and/or fruit
  - Allows sales of produce and ornamental crops on site
  - Must comply with other chapters: food peddler, solid waste

Urban Ag Zoning Updates

2. Urban Ag Types Allowed by District

District	**Existing:** Raising Crops & Livestock	**Proposed:** Raising Livestock	**Proposed:** Community Garden	**Proposed:** Commercial Farming Enterprise
Residential	Y	L	Y	S
Commercial	S	S	S	S
Downtown	N	N	S	N
Industrial	Y	L	Y	Y
Parks	Y	L	Y	S
Institutional	S	S	Y	Y

Y = Yes. Permitted by right.

L = Limited. May be allowed, but only with additional restrictions.

S = Special. Must go before Board of Zoning Appeals (BOZA).

Urban Ag Updates

3. Accessory Structures

Accessory structures that support community gardens and commercial farming enterprises are permitted (no principal building needed)

- Sheds (already defined in 295-505-3f)
- Large agricultural structure
  - Greater than 150 sq. ft.
    Not to exceed 1,000 sq. ft. in area
- Hoop house
  - Temporary or permanent structure typically made of, but not limited to, piping or other material covered with translucent material for purposes of growing food or ornamental crops. A hoop house is not to be used for storage of non-organic material.

Urban Ag Updates

3. Accessory Structures Limits

- No more than 1 shed and 1 large agricultural structure may be located on single lot.
- Total lot coverage cannot exceed 15% of lot area.
- No limit on number of hoop houses.
- Total lot cover with all structures (total of all sheds, structures and hoop houses) may not exceed 70% of lot area.

Urban Ag Updates

3. Accessory Structures Setbacks & Restrictions

Setback	Agricultural Shed	Agricultural Structure	Hoop House
Minimum Front	Ave + 5’	Ave + 5’	Ave + 5’
Minimum Side Street	Ave + 5’	Ave + 5’	Ave + 5’
Minimum Rear Street	Ave + 5’	Ave + 5’	Ave + 5’
Minimum Side Set back	Ave + 5’	Ave + 5’	Ave + 5’
Minimum Rear Setback	Ave + 5’	Ave + 5’	Ave + 5’
Max Height of Sidewall	8’	10’	14’
Max Overall Height	10’	14’	14’

Urban Ag Zoning Updates

ZND Requested Changes

1. Community Garden Permit
   - Added Notification to Community
   - Added Approval by Council Member
     - Fit definition of community garden (group)
     - Meet code requirements
     - Provide info on parking, hours, number

2. Enforcement with DNS includes option to revoke permit