

Topic	Existing code	Public Input	Staff Input	Codes & Metrics Working Group Recommendations
<p><b>Definition</b></p>	<p>URBAN FARM means a parcel of land between 1 and 5 acres that is agriculturally cultivated by a person solely for the production of organic produce to be sold for profit.</p>	<p><b>Public sessions (70-100 attendees per session):</b> No minimum or maximum acreage restrictions, though some concern about “hobby farmers” taking advantage of urban farm benefits that could harm career farmers. Allowing smaller parcels to be designated urban farms would allow more people to make a supplemental income from selling vegetables grown in their yard and help lower the cost to starting an urban farm. No zoning restrictions for where a farm can be located.</p> <p><b>Govalle/Johnston Terrace Neighborhood Contact Team + PODER:</b> More than 1 acre minimum, perhaps 2 acres, and no farms in single family zones (grandfather boggy creek, Springdale, Rainlily and Hausbar). Applications for urban farms should go through the Neighborhood Plan amendment process.</p> <p><b>Farmers (Boggy Creek, Rainlilly, Springdale, Hausbar):</b> Do not place maximum or minimum acreage for an urban farm.</p>	<p><b>Planning &amp; Development Review Department (PDRD):</b> Prefer to preserve 1 acre minimum and 5 acre maximum; willing to accept less than 1 acre use if parking and event impacts are tightly controlled.</p>	<p>URBAN FARM use is the use of a site that can consist of multiple contiguous parcels that is <u>at least one acre</u> in size cultivated primarily for the sustainable production of agricultural products to be sold for profit and may provide agricultural education activities and other special events, as permitted by section 25-2-863(3). Agricultural education activities include volunteer programs, farm tours, cooking classes, youth programs and farming classes.</p> <p>----- MARKET GARDEN use is the same as urban farm use, but <u>less than one acre</u> in size.</p>
<p><b>Dwelling</b></p>	<p>Exactly one dwelling is permitted and required for an urban farm.</p>	<p><b>Public sessions:</b> The number of dwellings allowed should follow the base zoning. For zones where only one dwelling is allowed (SF1, SF2), urban farms should be allowed to have 2 in order to support farm operations. Unique uses of land such as bed and breakfasts and live-work employee housing should be allowed. Homes should be required on sites where animals are being raised and those in residential zones. Auxiliary structures should be</p>	<p><b>Planning &amp; Development Review Department (PDRD):</b> Dwelling requirements should follow base zoning.</p>	<p>URBAN FARMS: The maximum number of dwellings allowed depends on the base zoning of a lot. For SF-1 and SF-2, that means one dwelling. For SF-3, that means two dwellings.</p> <p>A farm doesn't need a dwelling,</p>

		<p>allowed, but no consensus on whether auxiliary structures should be allowed on sites without dwellings.</p> <p><b>PODER:</b> Land zoned single-family should only be used for single family housing.</p> <p><b>Farmers (Boggy Creek, Rainlilly, Springdale, Hausbar):</b> Allow more than one dwelling, as per current property zoning allows, for farm stays, B&amp;Bs and intern lodging.</p>		<p>but you cannot raise animals if there is no dwelling on site.</p> <p>Auxiliary structures (such as greenhouses and sheds) are allowed regardless of whether there is a home on site.</p> <p>The residential character of the lot and dwelling must be maintained.</p> <p>-----</p> <p><b>MARKET GARDENS:</b> Same dwelling requirements.</p>
<b>Employees</b>	<p>Urban farms can have one employee per acre and one employee for each partial acre. So, someone with 2.5 acres can have 3 employees.</p>	<p><b>Public sessions:</b> Due to the flexible and seasonal nature of agricultural production, farms should be able to hire as many employees as necessary to function. If restrictions are introduced for employees, volunteers/members/apprentices should not be categorized as employees.</p> <p><b>PODER:</b> Require on-site parking for business use.</p> <p><b>Farmers (Boggy Creek, Rainlilly, Springdale, Hausbar):</b> Do not limit number of employees.</p>	<p><b>Planning &amp; Development Review Department (PDRD):</b> Restrictions on employees can be relaxed somewhat, but any employees beyond 2 per acre or partial acre must be provided a parking space.</p>	<p>If an URBAN FARM has more than 2 full-time employees per acre + 2 employees for any partial acre, the farm must provide 1 parking space per additional employee. A 2.4 acre farm could have 6 employees on site at a given time. A 1.9 acre farm could have 4 paid employees at a given time.</p> <p>-----</p> <p>A MARKET GARDEN can have 1 full-time employee working at a given time. The owners of the property are not considered employees.</p>
<b>Environmental Protection</b>	<p>No non-organic fertilizer may be used. If manure is used, it must be composted first.</p>	<p><b>Public sessions:</b> Both vegetable and animal composting should be permitted as this is the most sustainable waste management system. Compost should be considered an agricultural product that can be sold by the farmer. Composting regulations</p>	<p><b>Watershed Protection Department (WPD):</b> No synthetic inputs can be used within certain distances to creeks/streams, and shouldn't</p>	<p><b>URBAN FARMS</b> No synthetic inputs may be used. Sustainable practices are required, defined by the City's Integrated Pest Management</p>

	<p>Urban farms are a conditional use in the Drinking Water Protection Zone and in the 25-year floodplain. Otherwise, they are permitted. Organic agriculture must be practiced.</p>	<p>are largely already regulated by TCEQ and neighborhood associations. Regulations of smell should be based on number of complaints, not smell itself. Well-managed compost piles should not smell. Incentives and guidelines, not regulations, should be developed for water and soil quality health. Special requirements within floodplains (particularly for aquaponics systems) should be researched. Urban farms should be kept to high standards regarding animal welfare. Sustainable water use should be incentivised, but not regulated. Desire to maintain expectation that new urban farmers practice sustainable methods as do the current urban farmers, but no clear conclusion regarding regulations needed. Best practices guidebook suggested. Concerns over the word "Organic" because of the cost of certification it implies.</p> <p><b>Govalle/Johnston Terrace Neighborhood Contact Team:</b> No animal composting should be allowed.</p>	<p>be allowed generally on urban farms. Farming needs to be kept a certain distance from creeks/streams as well, but may be closer if responsible, organic methods are required.</p>	<p><b>Plan.</b> ----- <b>MARKET GARDENS</b> Same regulations as urban farms.</p> <p>Regulations for <b>URBAN FARMS</b> and <b>MARKET GARDENS</b> regarding water quality will be included in a new Watershed Protection Ordinance and will allow (with certain restrictions) agricultural operations to be within the Critical Water Quality Zone (a buffer around creeks/streams).</p>
<p><b>Animal Raising</b></p>	<p>An enclosure used to keep 2 or more fowl must be kept 50 feet from the nearest residential structure.</p> <p>Raising [and processing] fowl is permitted.</p>	<p><b>Public sessions:</b> Raising and slaughtering of fowl and rabbits should be permitted (out of public sight) with some cap on scale that respects neighborhood concerns and is in proportion with the size of the farm. Livestock (sheep, goats, pigs) should be permitted to be raised, but not slaughtered. Aquaponics systems should be permitted with no cap on processing fish, because aquaponics systems are self-regulating. Rules for structures associated with aquaponics should follow base zoning regarding accessory structures. Animal carcasses should be allowed to be composting in keeping with TCEQ regulations and being responsible regarding neighbors. Need notification</p>	<p><b>Watershed Protection Department (WPD):</b> Need to have some limitation on the number of animals processed on site and processing needs to occur out of public view.</p>	<p><b>URBAN FARM</b> An enclosure used to keep 2-10 fowl must be kept at least 20 feet from the nearest residential structure. An enclosure to keep more than 10 fowl must be at least 40 feet from nearest residential structure.</p> <p>Farmers can raise, process, and compost 1 animal (fowl, rabbits, or a combo) per week per 1/10th of an acre that you have. Animal processing must</p>

		<p>process for neighborhoods to make complaints. Want to see pigs added to code; goats and sheep for milk production on farms &lt;1 acre; meat production on &gt;1 acre.</p> <p><b>Govalle/Johnston Terrace Contact Team:</b> No slaughtering, commercial or otherwise, of animals within City limits.</p> <p><b>PODER:</b> Set limits on chickens/fowl and other animals allowed on urban farms.</p> <p><b>Farmers (Boggy Creek, Rainlilly, Springdale, Hausbar):</b> Allow raising, processing and sales of animal protein: eggs, rabbits, fowl and fish (through aquaponics).</p>		<p>take place out of view of the public.</p> <p>Farmers can raise fish using aquaponics systems only. Processing and composting of fish is permitted.</p> <p>Any animal composting must be at least 50 feet from the nearest residential structure that isn't yours.</p> <p>If a smell or other nuisance occurs, residents contact Code Compliance to address the problem.</p> <p>Urban farms that have livestock (sheep, pigs, and goats) must obtain a <u>conditional use</u> permit in every zone. On-site processing of sheep, pigs, or goats is prohibited.</p> <p>-----</p> <p><b>MARKET GARDEN:</b> An enclosure used to keep 2-10 fowl must be kept at least 20 feet from the nearest residential structure. An enclosure to keep more than 10 fowl must be at least 40 feet from nearest residential structure. Raising of fowl, rabbits, and aquatic foods (using aquaponics systems) is</p>
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				<p>permitted.</p> <p>On-site processing or composting of animals is not permitted.</p> <p>A dwelling is required for the raising of animals.</p> <p>If a smell or other nuisance occurs, residents contact Code Compliance to address the problem.</p>
<p><b>Events</b></p>	<p><i>No clear restrictions within the Urban Farm Ordinance. Generally, all large outdoor events of 50+ attendees are required to pull a Temporary Use Permit.</i></p>	<p><b>Public sessions:</b> Restrictions on events should be minimal. TUPs are too much of a barrier for farmers to obtain, especially if it's more often than 6 months. Agricultural education events should be allowed by right. If a farm has adequate on-site or nearby parking, there should be limited or no restrictions on the number of events allowed. If the problem is really about parking, then solve it through parking strategies. An individualized parking plan for each farm should be submitted as part of application for CO - this would allow individual assessment of a farm's capacity for events. Limiting the number of people who attend an event doesn't take into consideration carpools, schools events in which kids arrive by bus, or people who bike/take alternative transportation. Volunteer events should not be regulated as these are often part of a farm's mission (e.g. Urban Roots). Farms should not have to turn productive land into parking lots in order to meet parking requirements.</p> <p><b>Guadalupe Association for an Improved</b></p>	<p><b>Planning &amp; Development Review Department (PDRD):</b> Must have some way to limit the number of events (especially those that charge a fee) in residential zones, as these are restricted for all other events in Austin. Parking regulations must be taken into consideration in order to minimize neighborhood impact.</p>	<p><b>URBAN FARMS:</b> Agricultural education activities and special events are permitted.</p> <p><u>Agricultural education activities include volunteer programs, farm tours, cooking classes, youth programs and farming classes.</u></p> <p>The working group is proposing that Urban Farms (farms larger than 1 acre) are permitted to host educational events, with those larger than 50 people requiring a Temporary Use Permit (TUP). TUPs should be able to be approved on a six-month basis, so the farmer can anticipate how many large events will occur in the</p>

		<p><b>Neighborhood:</b> When urban farms become a frequent tour destination, or place for weddings, parties and concerts, they may no longer be an appropriate, acceptable use on land zoned single family use in single-family neighborhood.</p> <p><b>Govalle/Johnston Terrace Neighborhood Contact Team:</b> Farms must provide on-site parking for all activities.</p> <p><b>Farmers (Boggy Creek, Rainlilly, Springdale, Hausbar):</b> Allow urban farms to host events, including nonprofit fundraisers, weddings, supper clubs, garden clubs and school groups. Allow classes such as composting, gardening, cooking/canning, harvesting/processing protein and animal husbandry.</p>		<p>six-month period. An urban farm who can meet its parking needs on site will not be required to apply for a Temporary Use Permit. In single-family zones, evening events charging a fee and larger than 50 people would be limited to an average of 4 events per month.</p> <p>-----</p> <p><b>MARKET GARDENS:</b> Agricultural education activities and special events are permitted.</p> <p><u>Agricultural education</u> activities include volunteer programs, farm tours, cooking classes, youth programs and farming classes.</p> <p><u>Small events (0-25 attendees)</u> Small educational or non-educational events are permitted an average of once per month.</p> <p><u>All other events</u> require a Temporary Use Permit administered by Planning and Development Review.</p>
<p><b>Sale of Products</b></p>	<p>Only agricultural products raised on the property are</p>	<p><b>Public Sessions:</b> Desire to not regulate who farmers sell products to (individual or commercial buyer).</p>	<p><b>Planning &amp; Development Review Department (PDRD):</b> 3rd</p>	<p><b>URBAN FARMS may sell unlimited agricultural products</b></p>

	<p>allowed to be sold on site.</p>	<p>Farm stand operations should be self-regulated by farmers (based on scale of production) rather than city. No concerns expressed regarding traffic impact of farm stands or appropriate scale given size of farm. 3rd party products should not be restricted, as these are important income generators for both the farm stand and the third-party producers. Only agricultural products should be sold at farm stands. Products grown by same farmer (but no different site) shouldn't be considered 3rd party.</p> <p><b>Farmers (Boggy Creek, Rainlilly, Springdale, Hausbar):</b>          Allow sale and delivery (retail and wholesale) of eggs, produce, and protein grown on the urban farms and/or other land owned and farmed by urban farmer without restrictive percentages. Allow sales of local third party agricultural products including coffee, produce, meat, dairy, eggs, bakery goods, etc. without restrictions on amounts of products sold. Allow independent craftspeople, artisans, artists and musicians on farm stands.</p>	<p>party products need to be restricted to agricultural products and should have a % cap on third-party sales. Suggested 10-25%, measured in the least restrictive way possible (farm stand area less restrictive than % of products).</p>	<p>produced on their farm or another farm that they own at their own farm stand.</p> <p>Products produced on someone else's farm may be sold as long as the products don't take up more than 10% of the farm stand's area and are produced in the state of Texas.</p> <p><u>Agricultural Products</u> are produce, meat, fish, honey, dairy, seeds, live plants intended for food production and compost products produced by a farmer.</p> <p>A non-electrified sign is permitted.</p> <p>-----</p> <p>MARKET GARDENS may sell agricultural products raised by the farmer or produced within the state of Texas from the site or distributed off-site to buyers.</p> <p>On-site farm stands are not permitted.</p> <p>Sales must be conducted out of sight of the general public on the property, and no more than three customer-related trips per day are permitted (this</p>
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				<p>requirement is in accordance with the Home Occupation ordinance of code).</p> <p>A non-electrified sign no larger than 4 square feet feet is permitted.</p>
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