



# Community Gardens, Farmers Markets, Gardening as an Accessory Use and Other Related Changes

Proposed Zoning Ordinance Amendment

Jennifer Josiah  
Senior Assistant to the Zoning Administrator

March 7, 2019

## Goal for Today's Meeting

Amendment concepts were presented at the March 2018 and January 2019 Board Development Process Committee

Today, staff hopes to obtain feedback on a discussion of the proposed standards and other changes for community gardens, farmers markets, gardening as an accessory use and other related changes

# Background

Development Process Committee  
3/13/18 and 1/29/19

Extensive outreach:

- County staff with multiple agencies
- Citizens groups
- School resource fairs
- Zoning open houses
- Farmers Market Week
- Local farmers



# Community Gardens - Defined

- Land or rooftop area used for cultivation of herbs, fruits, flowers, vegetables, or ornamental plants by more than one person, household, or a non-profit organization for personal or group use, consumption, or donation
- May be divided into separate plots or may be cultivated collectively
- May include common areas and accessory structures
- Does not include a private garden on a lot that contains a single family detached dwelling
- Not deemed to be an agricultural use

# Community Garden – Where Permitted



- Allowed by-right as an accessory use on developed property for the exclusive use of residents, employees, or members
- Allowed by Temporary Special Permit (TSP) when standards are met
- Allowed by BZA Special Permit when standards are not met
- Not regulated under these provisions when located on Park Authority or other public property

# Community Garden - Proposed Standards



- Land Area (advertised range up to 4.99ac)
  - 2 acres by Temporary Special Permit
  - > 2 and <5 acres by BZA Special Permit
- Structures (advertised range up to 750sf)
  - Sheds limited to 250 square feet on <2 acres
  - Sheds limited to 500 square feet on 2-5 acres
- Setbacks (advertised range up to 100 feet)
  - Front – 15', Side – 25', Rear – 25'
- Hours of Operation (advertised to allow unlimited hours)
  - 7:00 a.m. to dusk

# Community Garden - Proposed Standards (cont.)



- Composting must be screened, maintained, and outside of minimum required front yard
- Adequate parking and ingress/egress
- Common gardening practices/equipment
- Conservation Plan required from Northern Virginia Soil & Water Conservation District for over 5,000 sq. ft. of garden area
- Fee and Term (advertised range 1 to 5 years, up to \$500)
  - 2 year permit with a bi-annual fee of \$205
  - or 2 year permit with initial fee of \$205 and biannual renewal of \$50

# Farmers Market - Defined

A regularly occurring market that sells farm products or value-added farm products directly to the general public.





# Farmers Market Standards



- Adequate parking and ingress/egress
- No storage or permanent structures
- Sales limited to agricultural products and items made from farm products, including vendor-produced food, beverage, and other value-added items
- Daylight hours, year round
- Fee and Term (advertised range 1 to 5 years, up to \$500)
  - 2 year permit with a bi-annual fee of \$205
  - or 2 year permit with initial fee of \$205 and biannual renewal of \$50

# Gardening as an Accessory Use

- Personal Gardening as an Accessory Use to a Dwelling
  - Allow in the front yard
  - Limited to not more than 100 square feet (advertised to allow unlimited area)
  - Setback 15' from the front lot line (advertised to allow unlimited setback )
  - Advertised to limit to single family detached dwellings
  - No composting in the front yard



## Related Changes

- Delete Open Air Produce Stand Use and associated standards
- Modify Open Space definition and general requirements to allow community gardens

# Next Steps

- Continue outreach efforts
- Board authorization March 19, 2019
- Planning Commission hearing April 24, 2019
- Board hearing June 25, 2019



# Questions?