



Community Gardens and Farmers Markets

Proposed Zoning Ordinance Amendment

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Goal for Today's Meeting

Amendment concepts were at the March 2018
Development Process Committee

Today, staff hopes to confirm the Board's intentions
with a discussion of the proposed standards and other
changes for community gardens and farmers markets

Background

Development Process Committee – 3/13/18

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 HOA/COA property for exclusive use of 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 0.1ac-4.99ac)
 - 2 acres by Temporary Special Permit
 - > 2 and <5 acres by BZA Special Permit
- Structures (advertised range 100sf - 1000sf)
 - Sheds limited to 250 square feet on <2 acres
 - Sheds limited to 500 square feet on 2-5 acres
- Setbacks (advertised range 0-100 feet)
 - Front – 15', Side – 25', Rear – 25'
- Hours of Operation (advertised range unlimited to 9:00 a.m.-dusk)
 - 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
- Fee and Term (advertised range 1 to 5 years, \$205 to \$500)
 - 2 year permit with a bi-annual fee of \$300
 - or 2 year permit with initial fee of \$300 and annual renewal of \$50

Farmers Market - Defined

A regularly occurring retail 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 vendor-produced food, beverage, and value-added farm products
- Daylight hours, year round
- Fee and Term (advertised range 1 to 5 years, \$205 to \$500)
 - 2 year permit with a bi-annual fee of \$300
 - or 2 year permit with initial fee of \$300 and annual renewal of \$50

Related Changes

- Delete Open Air Produce Stand Use
- Personal Gardening as an Accessory Use to a Dwelling
 - Allow in the front yard
 - Limited to not more than 100 square feet (advertised range from 100 sf to 250 sf)
 - Setback 15' from the front lot line (advertised range from none to min. req. front yard)
 - Limit raised beds to 3' in height (advertised range from 1' to 4')
 - No composting in the front yard



Next Steps

- Continue outreach efforts
- Develop final amendment proposal
- Board authorization in March, 2019
- PC and BOS hearings – April and June 2019



Questions?