

URBAN AGRICULTURE REGULATORY SUMMARY TABLE

TOPICS		DESCRIPTION	PROPOSED REQUIREMENTS	
<b>FARMERS MARKETS</b>	<b>Daily Farmers Market Stands</b>	<p>Daily farmers markets are small scale markets where a local farmer(s) may sell produce either within the right-of-way or adjacent to the right-of-way. The market may be open 7 days/week.</p> <p>Could be permitted as a Limited Use in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone.</p>	<p><b>On Private Property</b></p> <ul style="list-style-type: none"> <li>● Permission of property owner</li> <li>● Parking                             <ul style="list-style-type: none"> <li>○ No additional parking shall be required</li> <li>○ No parking shall be displaced</li> </ul> </li> <li>● No value added or prepared foods may be sold</li> </ul>	<p><b>On Public Property (rights-of-way)</b></p> <ul style="list-style-type: none"> <li>● Permission of fronting property owner</li> <li>● Obtain &amp; submit for review a Certificate of Insurance for a public liability insurance policy of at least \$500,000</li> <li>● No additional parking shall be required</li> <li>● No value added or prepared foods</li> <li>● An area no greater than five feet in depth and sixteen feet in length</li> <li>● Locational requirements                             <ul style="list-style-type: none"> <li>○ Min. 4-foot wide clear path in r-o-w</li> <li>○ Min. 8-foot wide paved clear sidewalk</li> <li>○ Maintain access to adjacent use.</li> <li>○ Located as close as feasible to the existing storefront.</li> <li>○ Not located parallel to areas for loading, bus stops, taxi zones, and pedestrians loading.</li> </ul> </li> </ul>
	<b>Weekly Farmers Markets</b>	<p>Weekly farmers' markets are establishments where farmers and other vendors sell produce and other goods directly to consumers. They are limited to one day per week per location.</p> <p>Could be permitted as a Limited Use in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone</p>	<p><b>On Private Property</b></p> <ul style="list-style-type: none"> <li>● Permission of property owner</li> <li>● One day event per week per location.</li> <li>● Monday through Friday</li> <li>● Access to property maintained</li> <li>● One restroom per 250 persons</li> <li>● No onsite cooking</li> <li>● Parking                             <ul style="list-style-type: none"> <li>○ No additional Parking required</li> <li>○ Parking space for persons with disabilities temporarily replaced</li> <li>○ No more than ___ percent of existing parking may be displaced</li> </ul> </li> </ul>	<p><b>On Public Property (rights-of-way)</b></p> <p>Farmers markets on public property are regulated by the City of San Diego Office of Special Events and are not subject to the use regulations of the Land Development Code.</p>

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FARMERS MARKETS	<b>Fulltime Farmers Markets</b>	Full time farmers’ markets are primarily located within a structure where farmers and other vendors sell produce and other goods directly to consumers. located in are permanent markets	<p><i>No need to make a regulatory change currently permitted as follows:</i></p> <ul style="list-style-type: none"> <li>• Currently classified as “Food, Beverages, and Groceries.”</li> <li>• Currently permitted in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone subject to existing regulations per the base zones.</li> <li>• Also currently permitted in a limited number of multi-family zones provided they comprise no more that 25% of the ground floor in a mixed use development of 25 or more dwelling units.</li> </ul>
	<b>Retail Farm</b>	<p>A commercial/agriculture use where the primary purpose is to produce and sell food and related products on the same premises with only limited local distribution.</p> <p>Could be permitted as a Limited Use in all of the Commercial Regional, Commercial Office, and Community Commercial zones, and in the IL-3-1 Industrial zone.</p>	<ul style="list-style-type: none"> <li>• Maximum area is 4 acres</li> <li>• Use of pesticides is prohibited</li> <li>• Seventy-five percent of the products sold must be produced onsite</li> <li>• Parking                             <ul style="list-style-type: none"> <li>○ Retail area use retail parking ratios, “Pick your own” assumes 1,000 s.f. retail per acre</li> <li>○ Agricultural area one parking space per employee based on shift with most employees</li> </ul> </li> <li>• Retail component                             <ul style="list-style-type: none"> <li>○ May be conducted in a built structure, temporary shade structure, or as a “pick-your-own”, or any combination of the three</li> <li>○ Permanent or temporary structures shall be located according the street frontage requirements of the base zone</li> <li>○ Must be accessible</li> </ul> </li> <li>• All storage, equipment, and repair areas must be completely enclosed, secured, and located outside of all required setbacks</li> </ul>
HUSBANDRY	<b>Chickens</b>	Keeping “backyard chickens” in single-family zones, on lots developed with single family homes, within community gardens, and within retail farms.	<ul style="list-style-type: none"> <li>• Roosters prohibited</li> <li>• Up to 5 chickens                             <ul style="list-style-type: none"> <li>○ No setback from onsite house</li> <li>○ Coop outside required setbacks</li> </ul> </li> <li>• Up to 15 chickens                             <ul style="list-style-type: none"> <li>○ No setback from onsite house</li> <li>○ Adjacent to residential 15-foot coop setback</li> </ul> </li> <li>• Existing language                             <ul style="list-style-type: none"> <li>○ Up to 25 chickens</li> <li>○ 50 feet from residence</li> </ul> </li> <li>• Coop                             <ul style="list-style-type: none"> <li>○ Predator proof</li> <li>○ Easy access for cleaning</li> <li>○ Sufficient space for free movement</li> <li>○ Water tight</li> <li>○ Ventilated</li> </ul> </li> <li>• Enclosure                             <ul style="list-style-type: none"> <li>○ Predator proof &amp; contain chickens</li> <li>○ Easy access for cleaning</li> <li>○ Min.10 s.f. area per chicken</li> </ul> </li> </ul>

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<b>HUSBANDRY</b>	<b>Miniature Goats</b>	<p>Keeping miniature goats in single-family zones and on lots developed with single family homes.</p> <ul style="list-style-type: none"> <li>• Miniature goats only                             <ul style="list-style-type: none"> <li>○ Must have two goats, except offspring up to 12 weeks of age</li> </ul> </li> <li>• Must be dehorned</li> <li>• Males to be neutered</li> <li>• Shed                             <ul style="list-style-type: none"> <li>○ Predator proof</li> <li>○ Easy access for cleaning</li> <li>○ Watertight and draft free</li> <li>○ Ventilated</li> <li>○ Min. 5 s.f. per goat</li> <li>○ Located outside required setbacks</li> </ul> </li> </ul> <ul style="list-style-type: none"> <li>• Enclosure                             <ul style="list-style-type: none"> <li>○ Minimum fence height 5 feet</li> <li>○ Minimum pen area 400 square feet excluding shed</li> <li>○ Secured from outside</li> <li>○ No objects within to enable a goat to climb out</li> <li>○ Easily accessed for cleaning</li> </ul> </li> <li>• Goats’ milk, cheese, and other food products for personal consumption only, sale of goat food products are prohibited.</li> </ul>
	<b>Honey Bees</b>	<p>Keeping bee citywide.</p> <ul style="list-style-type: none"> <li>• Located no more than 30 feet from offsite residence and 50 feet from r-o-w with up to 2 hives</li> <li>• Located 600 feet from offsite residence and 100 feet from r-o-w with more than 2 hives (based on existing language)</li> <li>• Reliable water source within 10 feet</li> <li>• 6-foot tall screen unless elevated at least 8 feet above grade</li> </ul> <ul style="list-style-type: none"> <li>• Hive opening must face away from closest property line</li> <li>• Hive must be located within a secured area to protect the colony and members of the public</li> <li>• Compliance with recognized best practices for beekeeping</li> <li>• No more than 2 hive per lot</li> </ul>
<b>COMMUNITY GARDENS</b>	<b>Community Gardens</b>	<p>Minor modifications to recently approved regulations</p> <ul style="list-style-type: none"> <li>• Allow community gardens in residential zones to sell produce consistent with the regulations for garage sales in residential zones</li> <li>• Allow for Community Gardens with an Neighborhood Use permit in the IL-21- industrial zone (the IL-1-1- and IL-3-1 allow with an NUP)</li> </ul>