



**City Planning and Development Department
Development Management Division**

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STAFF REPORT July 21, 2015 (as revised after CPC) (18)

Re: Case No. 254-S-309
Applicant: Councilman John Sharp
Request: Amend Chapter 88, Section 88-312, Agriculture
Prior Hearing:

On July 7, staff requested continuance of this case to today's meeting.

Comment:

Councilman Sharp has requested that minor revisions be made to 88-312, Agriculture. This section sponsored by Councilman Sharp in 2010 to address and enable urban agriculture operations in the city.

Proposed Text:

~~Text to be deleted is struck through, in red and text to be added is underlined in red, highlighted in yellow~~, as follows.

88-312 AGRICULTURE

88-312-01 CROP AGRICULTURE

88-312-01-A. GENERAL

An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and horticultural products (including flowers, trees, and bees and apiary products) for off-site sale in locations where retail sales are an allowed use. Crop agriculture may be a principal or accessory use.

1. CROP AGRICULTURE STANDARDS

- a. Garden and farm-related buildings and structures must comply with the accessory structure setback requirements that apply in the subject zoning district (See 88-305). Crop areas must be set back at least 3 feet from all

property lines. The required setback must be covered with ground cover plants, which may include grasses.

- b. The site must be designed and maintained so that chemicals will not drain onto adjacent property.
- c. On-site sales of whole, uncut, fresh food and/or horticultural products grown on the crop agriculture property are allowed on property zoned R-80.

2. **SPECIAL USE PERMITS REQUIRED FOR ON-SITE SPACES SALES**

In residential zoning districts, except R-80, on-site sales of whole, uncut, fresh food and/or horticultural products grown on the crop agriculture property may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. A special use permit shall not be issued unless all of the approval criteria in 88-525-09 are satisfied.

88-312-02 URBAN AGRICULTURE

88-312-02-A. HOME GARDEN

A garden maintained by one or more individuals who reside in a dwelling unit located on the subject property. Food and/or horticultural products grown in the home garden may be used for personal consumption, and only whole, uncut, fresh food and/or horticultural products grown in a home garden may be donated or sold on-site. ~~within a reasonable time of its harvest. The sales may only take place during the period of May 15 through October 15.~~ Row crops are not permitted in the front yard of a residentially zoned and occupied property, except property zoned R-80, if whole, uncut fresh food and/or horticultural products grown in the home garden are donated or sold onsite. "Row crops" shall be defined as grain, fruit or vegetable plants, grown in rows, which are 24 inches or more in height. "Row crops" shall not mean cultivated or attended trees, bushes, or shrubbery ~~less than 6 feet in height, or trees in excess of 6 feet in height,~~ and shall not include grain, fruit or vegetable plants that are part of the front yard's borders, that extend no more than 58 feet from the side property lines or from the front of the principal building. A home garden is an accessory use to a principal residential use, and must comply with the lot and building standards for its zoning district per 88-305-02. On-site sales made in accordance with this section shall not be considered to be commercial activity under this Ccode, and shall not be subject to the restrictions for home occupations in 88-305-04. 88-10-08-C shall govern any conflict between the provisions of this section and any private homeowner covenants or restrictions. Any area of land that is managed and maintained in a manner that fits within the description of Community Supported Agriculture in 88-312-02-C cannot be considered to be a Home Garden.

88-312-02-B. COMMUNITY GARDEN

An area of land managed and maintained by a group of individuals to grow and harvest food and/or horticultural products for personal or group consumption or for sale or donation. A community garden area may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (e.g., hand tool storage sheds) maintained and used by the group. The Community Garden must comply with the lot and building standards for its zoning

district. All chemicals and fuels shall be stored in an enclosed, locked structure when the site is unattended. Community garden group members may or may not reside on the subject property. Sales and donation of only whole, uncut, fresh food and/or horticultural products grown in the community garden may occur on-site on otherwise vacant property, but may not occur on residentially zoned and occupied property, except property zoned R-80. Row crops are not permitted in the front yard of a residentially zoned and occupied property, except property zoned R-80, if whole, uncut fresh food and/or horticultural products grown in the community garden are donated or sold onsite. "Row crops" shall be defined as grain, fruit or vegetable plants, grown in rows, which are 24 inches or more in height. "Row crops" shall not mean cultivated or attended trees, bushes, or shrubbery less than 6 feet in height, or trees in excess of 6 feet in height, and shall not include grain, fruit or vegetable plants that are part of the front yard's borders, that extend no more than 58 feet from the side property lines or from the front of the principal building. A community garden may be a principal or accessory use. Any area of land that is managed and maintained in a manner that fits within the description of Community Supported Agriculture in 88-312-02-C cannot be considered to be a Community Garden.

88-312-02-C. COMMUNITY SUPPORTED AGRICULTURE (CSA)

~~An area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation. Under the CSA model, shareholders arrange to work on the farm in exchange for a share of the food and/or horticultural products grown on the CSA property and/or pay for a portion of the food and/or horticultural products in advance. A CSA may be a principal or accessory use. A CSA located in a residential zoning district, except R-80, requires a special use permit issued in accordance with the special use permit procedures of 88-525. A special use permit shall not be issued unless all of the approval criteria in 88-525-09 are satisfied. The permit is also subject to the following additional standards:~~

1. COMMUNITY SUPPORTED AGRICULTURE (CSA) STANDARDS

- a. Garden and farm-related buildings and structures must comply with the accessory structure setback requirements that apply in the subject zoning district (See 88-305). Farmed areas must be set back at least 3 feet from all property lines. The required setback must be covered with ground cover plants, which may include grasses.
- b. Row crops are not permitted in the front yard of a residentially zoned and occupied property, except property zoned R-80, if whole, uncut fresh food and/or horticultural products grown on the CSA property are donated or sold onsite. "Row crops" shall be defined as grain, fruit or vegetable plants, grown in rows, which are 24 inches or more in height. "Row crops" shall not mean cultivated or attended trees, bushes, or shrubbery less than 6 feet in height, or trees in excess of 6 feet in height, and shall not include grain, fruit or vegetable plants that are part of the front yard's borders, that extend no more than 58 feet from the side property lines or from the front of the principal building.
- ~~c. The CSA must comply with the lot and building standards for its zoning district.~~

- ~~d.c.~~ Shareholders may pick up food and/or horticultural products grown on the CSA property at the site and may work at the site.
- ~~e.d.~~ The site must be designed and maintained so that chemicals will not drain onto adjacent property.
- ~~f.e.~~ Tractors, lawnmowers, and other farm-related machinery in R-10 through R-0.3 residential districts must be stored in an enclosed structure.
- ~~g.f.~~ Interns and apprentices may be allowed to work on the CSA property.
- ~~h.g.~~ All chemicals and fuels shall be stored in an enclosed, locked structure when the site is unattended.
- ~~i.h.~~ Synthetic pesticides or herbicides may be applied only in accordance with state and federal regulations.
- ~~j.i.~~ Sales and donation of only whole, uncut, fresh food and/or horticultural products grown on the CSA property may be allowed.
- ~~k.j.~~ Reasonable conditions for the operation of the CSA may be imposed.
- ~~l.k.~~ The permit may be granted for an initial period of one year. Subsequent renewals may be allowed for up to 5 years if the CSA has complied with all of the requirements of the permit for the previous permit period.
- ~~m.l.~~ **88-10-08** shall govern any conflict between the provisions of this section and any private homeowner covenants or restrictions.

88-312-02-D. PRIVATE NUISANCE ACTIONS

Nothing herein is intended to preclude any person from filing a private nuisance action against an offensive agricultural use.

88-312-03 SIGNAGE FOR AGRICULTURAL SALES

One temporary sign advertising only food or horticultural products grown on-site may be displayed during sales. The sign must be on-site, unilluminated, and must not exceed 6 square feet in area or 3 feet in height.

Recommendation:

Staff recommends approval of revisions to 88-312 as noted.

Respectfully Submitted,

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