

|AGENDAMonday, September 26, 2011

|Land Use Committee

*** 4:30 PM

Carnegie Town

|Hall

235 West 10th

|Street

|*** Committee Meeting will start immediately following the adjournment of 4:00 pm Informational Meeting. This meeting will take place in the Carnegie Chambers.

1. Call To Order

2. Approval of Minutes

A. Monday, July 25, 2011

3. Discussion

A. Zoning Amendments (Defining Country Clubs and Allowing for Specific Use) by Jeff Schmitt, Chief Planning and Zoning Official

B. Chapter 24, Licensed Manufactured Home Parks Ordinance Amendment Proposal by Shawna Goldammer, Zoning Enforcement Manager; Kevin Smith, Assistant Director of Planning and Building Services; and Jeff Schmitt, Chief Planning and Zoning Official

C. Zoning Ordinance Amendment to Allow Street Legal ATVs and Utility Trailers to be included in the Definition of Personal Passenger Vehicles by Shawna Goldammer, Zoning Enforcement Manager

D. Urban Agriculture: Trends and Current Conditions by Shawna Goldammer, Zoning Enforcement Manager

4. Open Discussion

5. Adjournment

Date: 2011-09-26
SIRE Meeting ID: 1572
Meeting Type: Committee Meeting
Subtype: Land Use Committee
YouTube:<https://youtu.be/4zf6vqHVss4>
Agenda Item: Not Assigned
Item ID: 60030

The following document(s) are public records obtained from the
City of Sioux Falls.

1st Reading: _____
2nd Reading: _____
Date Adopted: _____
Date Published: _____
Effective Date: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY PERMITTING COUNTRY CLUBS.

BE IT ORDAINED BY THE CITY OF SIOUX FALLS, SD:

Section 1. That Section 15.03.020 of Appendix B, Zoning Ordinance, of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

(180) ~~Reserved.~~ Country club: A club, characterized by certain membership qualifications, payment of fees and dues and regulations, with a clubhouse and grounds, offering various social activities and generally having facilities for tennis, golf, swimming, full-service restaurant, banquet space, meeting rooms. Such establishments may include incidental retailing including off-sale alcohol sales.

Section 2. That Section 15.27.020 of Appendix B, Zoning Ordinance, of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

15.27.020 Permissive uses.

A building or premises shall be permitted to be used for the following purposes in the C-2 general commercial district:

- (a) Personal service.
- (b) Public utility facility.
- (c) Printing plant.
- (d) Mortuary.
- (e) Public service facility.
- (f) Drive-in theater.
- (g) Motor vehicle service station/gas dispensing station.
- (h) Drive-up service window/device.
- (i) Commercial parking lots.
- (j) Private club.
- (k) ~~Reserved.~~ Country club.
- (l) Medical office.

Section 3. That Section 15.37.030 of Appendix B, Zoning Ordinance, of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

15.37.030 Permitted special uses.

A building or premises may be used for the following purposes in the RC recreation/conservation district in conformance with the conditions prescribed herein, or by obtaining a conditional use permit for such use in conformance with the requirements of chapter 15.59:

(a) Nursery/tree farm, subject to:

- (1) No retail sales allowed on the premises.
- (2) No structures except accessory buildings as permitted in 15.37.050 subject to such buildings not exceeding 500 square feet.

(b) Electric substation, subject to:

- (1) An opaque screen, ~~six 6'~~ six 6' feet in height, must be located as far back as all setback lines.
- (2) Any electrical substation will be subject to the noise regulations outlined in ~~chapter 9~~ Chapter 25 1/2–Noise Control of the Sioux Falls Code of Ordinances.
- (3) Landscaping plans subject to planning department approval.

(c) Antenna support structure, subject to:

- (1) Stealth design approved by the director of planning and building services.

(d) Crematory:

- (1) Accessory to the primary use of a cemetery~~;~~
- (2) Such use lying beyond 150' ~~feet~~ of any residential district~~;~~
- (3) One of the principal frontages of the premises shall abut an arterial or collector street~~;~~ ~~and~~
- (4) A neighborhood meeting shall be conducted to address site and building design.

(e) Funeral establishment:

- (1) Accessory to the primary use of a cemetery~~;~~
- (2) Such use lying beyond 150' ~~feet~~ of any residential district~~;~~
- (3) One of the principal frontages of the premises shall abut an arterial or collector street~~;~~ ~~and~~
- (4) A neighborhood meeting shall be conducted to address site and building design.

(f) Country club:

(1) The nearest residentially used parcel is no closer than 200' measured from the main club structure's outside wall to the nearest residential property line.

(2) Such use lying beyond 1,500' of any school.

Section 3. That Section 15.59 of Appendix B, Zoning Ordinance, of the Revised Ordinances of Sioux Falls, SD, is hereby amended by adding Subsection 169.5 to read as follows:

15.59.169. 5. Country Club: The club use is within a building and shall be of a design and scale which would not be a detriment to the neighborhood in which the use is located. The associated parking area shall be designed to minimize its impacts on the adjacent properties.

Date adopted: _____.

Mayor

ATTEST:

City Clerk

Date: 2011-09-26
SIRE Meeting ID: 1572
Meeting Type: Committee Meeting
Subtype: Land Use Committee
YouTube:<https://youtu.be/4zf6vqHVss4>
Agenda Item: Not Assigned
Item ID: 60031

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY FOR LICENSED MANUFACTURED HOME PARKS.

BE IT ORDAINED BY THE CITY OF SIOUX FALLS, SD:

Section 1. That Section 24-3 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agency means the planning and building services department, ~~health, fire, and traffic engineering~~ [including the zoning division](#).

~~*Board* means the board of appeals.~~

Cabana means a factory-built room enclosure erected or constructed attached to a manufactured home for residential use by the occupants of a manufactured home.

Codes means any codes or other regulations that the city council or its departments have adopted which include, but are not limited to, [zoning code](#), [property maintenance code](#), ~~the~~ fire code, health code, building [and residential](#) code, plumbing code, ~~heating~~ [mechanical and fuel gas](#) code, and electrical code. Such codes will be controlling when work is to be done in a given area where such code is applicable.

Data plate means the data plate which verifies the following: [manufacturer's name, trade/model name, year of manufacturer, serial number, HUD Construction Code Label\(s\), and HUD construction zones. Per 1976 HUD regulation, this form is to be affixed inside the home on or near the main electrical breaker box and is printed on paper or foil stock 8 1/2" x 11" to 8 1/2" x 14" in size.](#)

Detached accessory building means an incidental freestanding building located on the same lot which it serves and used solely for storage of personal equipment and possessions of the manufactured home occupants.

License means a licensed manufactured home park operator's license.

Licensee means the person to whom a manufactured home park license has been granted.

Licensing entity means the city council.

Manufactured home means a dwelling unit which is fabricated in one or more sections at a location other than the home site by assembly line-type production techniques or by other construction methods unique to an off-site manufacturing process. A manufactured home/~~manufactured~~mobile home is designed to be towed on its own chassis or be site delivered by alternative means. Every section shall bear a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards. For manufactured homes built prior to June 15, 1976, a label certifying compliance to the Standard for Manufactured Homes, NFPA 501, ANSI 119.1, in effect at the time of manufacture is required.

Manufactured home park, licensed, means a contiguous parcel of land, ~~under the same ownership,~~ under the same ownership where lots are rented for the temporary placement of manufactured homes, with all necessary facilities and services, and is licensed by the city.

Manufactured home space means a parcel of land designated and approved for the placement of a single manufactured home.

Park occupant means a person living in a manufactured home located in a licensed manufactured home park.

Park operator means the person to whom a manufactured home park license has been issued or who is managing the licensed manufactured home park for someone who has been issued a license.

Property maintenance code means Article VI of Chapter 11 of the Revised Ordinances of Sioux Falls, SD, also known as the adopted International Property Maintenance Code as amended.

Required yard means a yard of a manufactured home as set out in a licensed manufactured home park layout plan.

Residential rental unit means any dwelling unit which is rented or offered for rent as living quarters within a licensed manufactured home park.

Service building means an accessory building to a licensed manufactured home park for related services.

Service equipment means the plumbing, mechanical, and electrical equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire protection, and facilities essential for the habitable occupancy of a manufactured home or accessory building or structure for its designated use and occupancy.

Utilities means water and sewer, gas, or electrical distribution system which is available for connection to manufactured homes in a licensed manufactured home park.

Yard means an open space, other than a court on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

Zoning ordinance means the revised zoning ordinance of the city.

Section 2. That Section 24-4 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-4. Duty of licensee and occupants.

- (a) *Responsibility of licensee.* The manufactured home park licensee will operate the park in strict compliance with the provisions of this chapter, the and zoning ordinance, and provisions of the conditional use permit ~~as provisions of the city council may be required by the planning commission or the city council.~~

The licensee and will provide adequate supervision to maintain the park, its related facilities, roadways (including fire access), drainageways, walkways, open spaces, utilities, and equipment in good repair and in a clean and sanitary condition.

The licensee will be responsible for verifying and certifying that all manufactured homes placed in the park meet or exceed the property maintenance code.

The licensee will be responsible ~~to verify for a one-time verification~~ that all manufactured homes ~~hereinafter~~ located in a licensed manufactured home park ~~shall be provided~~ are anchored with a ~~HUD-approved~~ tie-down system within 12 months of placement.

The licensee will also be responsible to see that all plumbing, heating, and electrical connections, alterations, and additions comply with the requirements of this chapter; ~~that~~ all street signs and address numbers are installed; ~~and to secure~~ permits are secured for detached accessory buildings and park service buildings.

The licensee will be responsible for the proper placement of each manufactured home and notification to the agency when new manufactured homes are placed.

~~The licensee will notify the park occupants of all applicable provisions of this chapter and inform them of their responsibilities thereunder.~~

The licensee will provide the agency with the name, address, and phone number of the local park management.

The licensee will be responsible for titling or disposal of abandoned manufactured homes.

- (b) *Responsibilities of park occupants or owners.* The park occupant ~~or owner of any manufactured home~~ will comply with all applicable requirements of this chapter and will maintain the manufactured home space, its facilities, and equipment in good repair and in a clean and sanitary condition.

The park occupants of any manufactured home will be responsible to see that all plumbing, heating, cooling, and electrical connections, alterations, and additions comply with the requirements of this chapter and will secure the necessary permits for detached accessory buildings.

The park occupants shall see that their personal passenger vehicles are licensed and operable. In no event shall any inoperable or unlicensed vehicle be parked in a licensed manufactured home park. Stored vehicles are allowed in designated screened parking lots as provided by the licensee within the licensed manufactured home park.

The park occupant or the installer shall follow the manufacturing instructions for anchoring as required for HUD-labeled homes.

(c) Responsibilities of owners of residential rental units. The title holder of a residential rental unit in a licensed manufactured home park will be responsible for obtaining a permit as required under Article X of Chapter 11 of the Sioux Falls Code of Ordinances.

Section 3. That Section 24-5 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-5. Required; term, renewal, annual inspection, and fee.

- (a) It will be unlawful for any person to operate any licensed manufactured home park within the city unless a valid annual license has been issued. Each license will expire on June 30. Application for a license and license renewal will be made in writing to the ~~assistant director of building services~~ zoning enforcement manager on a form furnished by them for such purpose and accompanied by a copy of park rules and regulations, if any, and a fee payable to the city in the amount set forth in chapter 23.
- (b) The deadline for filing applications will be 30 days prior to the expiration of such license. Licenses filed after the expiration date of such license will be charged, in addition to the license fee, a reinstatement fee equal to 50 percent of the license fee.
- (c) Annual inspection prior to renewal: The license renewal request will cause the agency to inspect the licensed manufactured home park for adherence to park standards as set forth in Division 4 of this article.

Section 4. That Section 24-7 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-7. Revocation or refusal.

The city council may, after a public hearing of which the licensee shall be notified, revoke a manufactured home park license ~~may be revoked~~ in whole or part as described in this article. The agency may ~~or renewal~~ refused to renew a license for failure to comply with any of the provisions of this chapter or any other conditions approved by the agency pursuant to this ~~C~~code.

Section 5. That Section 24-8 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-8. Manufactured home placement permit.

- (a) It is unlawful to allow any manufactured home to be occupied in a licensed manufactured home park unless the manufactured home is situated on a manufactured home space and a placement permit issued as provided in this article. Only those manufactured homes constructed for thermal zone 3, as defined by Housing and Urban Development, will be issued a placement permit.
- (b) Prior to the placement or delivery of the manufactured home in a licensed manufactured home park, Every ~~manufactured home owner~~ licensee shall assure that file an application signed by the park occupant for a manufactured home park placement permit is provided to with the agency ~~within five days from the date of the placement of the manufactured home in a licensed manufactured home park~~. The agency will cause an inspection to be made only after the placement permit is received ~~of for~~ the manufactured home space ~~to be made~~ to verify compliance of the manufactured home placement with the provisions of this chapter dealing with proper placement, premises identification, utility hookups, and skirting.
- (c) Every manufactured home park licensee shall give to every manufactured home owner desiring to place his manufactured home in the licensee's park an application for a placement permit provided by the agency. The licensee will ~~retain~~ obtain two completed copies of the application form and will send one to the agency ~~within five days from the date of placement~~ prior to any inspections for compliance with codes of the manufactured home and will retain the second copy; the manufactured home owner will have the responsibility of filing the original copy of the application with the agency and will pay a permit fee of \$50.00 at that time.
- (d) After January 1, 2012, a copy of the data plate for all manufactured homes will accompany the placement permit application. The data plate records are maintained by the Institute for Building Technology and Safety. If the data plate is missing or otherwise unavailable, the placement permit will not be granted.

Section 6. That Division 5 of Article II of Chapter 24 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Division 5. ~~Reserved.~~ Administration and Enforcement

Section 7. That Section 24-22 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-22. ~~Reserved.~~ General.

The city department of planning and building services is designated as the agency to administer and enforce this chapter.

Section 8. That Section 24-23 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-23. ~~Reserved.~~ Placement permit revocation.

When a placement permit has been issued for a manufactured home and upon inspection the agency has found that the manufactured home is unfit for human occupancy, the agency shall cause the revocation of the placement permit. A manufactured home found by the agency as unfit, because it is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities, or other unsafe conditions as defined by the property maintenance code, shall be removed by the licensee within 30 days of notice. Manner of notice is prescribed in section 24-25.

Section 9. That Section 24-24 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-24. ~~Reserved.~~ Abandoned manufactured homes.

The licensee may remove and dispose of abandoned manufactured homes as prescribed by SDCL 24-54. The licensee shall notify the agency of disposal. The agency shall cause an inspection to verify on-site disposal or the licensee shall provide a receipt from a regional sanitary landfill within 15 days of disposal. If the manufactured home has been abandoned and will not be disposed, the licensee shall notify the agency by providing a copy of the *Notice to County Treasurer of Abandoned Mobile/Manufactured home* (form MV-3013).

Section 10. That Section 24-25 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-25. ~~Reserved.~~ Notice of removal of manufactured homes.

(a) Form. Such notice prescribed in section 24-24 shall be in accordance with all the following:

1. Be in writing.
2. Include a description of the manufactured home, including the serial number or any other method sufficient for identification.
3. A statement of condition of the manufactured home and why the notice has been issued.
4. Inform of the right to appeal.

(b) Method of service.

1. Delivered personally; or;
2. Sent by first class or certified mail addressed to the licensee; or;

3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place on or about the manufactured home affected by such notice.

Section 11. That Section 24-26 of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Sec. 24-26. ~~Reserved.~~ Appeals.

The decision of the agency may be subject to judicial review as provided by law.

Date adopted: _____

Mayor

ATTEST:

City Clerk

Date: 2011-09-26
SIRE Meeting ID: 1572
Meeting Type: Committee Meeting
Subtype: Land Use Committee
YouTube:<https://youtu.be/4zf6vqHVss4>
Agenda Item: Not Assigned
Item ID: 60032

The following document(s) are public records obtained from the
City of Sioux Falls.

Trailers and ATVs

- ### Trailers and ATVs
- Residential Parking requirement
 - Parking requirements for the AG, RR, RS-1, RS-2, RD, RA-1, RA-2 and MH
 - Requested to talk about a change that would expand parking allowances
 - First: What is on the books now
 - Second: Examples of what would be allowed.

- ### Trailers and ATVs
- ATVs are considered a Recreational Vehicle
Zoning Definition of RV is:
(433) *Motor vehicle, recreational:* Any vehicle which is adapted, designed, and equipped to facilitate leisure time activities including, but not limited to, the following: ATVs, boats, snowmobiles, and motor vehicles utilized for motor vehicle racing events, along with trailers to haul said vehicles, RVs, and travel trailers.

- ### Trailers and ATVs
- 432) *Motor vehicle, personal/passenger:* Any car, pickup truck, or van which is designed and facilitates personal/passenger travel and has not been externally altered with features not customary to personal usage.

- ### Trailers and ATVs
- Ponder this:
 - Should personal Passenger Vehicles include ATVs that are street legal?
 - ATVs
 - Licensed low speed vehicles
 - This would allow street legal vehicles to park on a hard surfaced driveway in the front yard setback.
 - Should Trailers be allowed in front yard driveways?

Trailers and ATVs

3. Parking is prohibited in the required front yard setback, except as otherwise provided in this title.

Exceptions:

a. A resident may park an unlimited number of licensed and operable personal passenger vehicles or one recreational motor vehicle temporarily for a period of less than 48 hours for customary cleaning and loading, owned by the resident on an existing concrete driveway or its equivalent if the required on-site parking is provided.

b. A resident may park one licensed and operable personal passenger motor vehicle owned by the resident outside a structure in the front yard on a concrete driveway or its equivalent under the following conditions:

(1) Space is unavailable to provide the required number of off-street parking spaces and there is not reasonable access to the rear yard or other allowable parking areas. A corner lot is always deemed to have reasonable access, and fences, trees, or bushes are not deemed to prevent reasonable access.

(2) The availability of space or reasonable access to an existing or an allowable parking area is not eliminated with a proposed addition, change in use/occupancy, or accessory structure.

(3) The vehicle shall be parked a minimum of 2 feet from all property lines.

Trailers and ATVs

- The parking of personal passenger motor vehicles, as well as trailers and recreational motor vehicles, is permitted anywhere in the rear yard area a minimum of 2 feet from all property lines; however, recreational motor vehicles shall not be occupied nor be provided with separate utility hookups. All unlicensed motor vehicles utilized for racing events shall be parked inside a completely enclosed garage.

Trailers and ATVs

- Currently only personal passenger vehicles and RVs for cleaning and loading are allowed to park in the required front yard.

Trailers and ATVs

- Where can I park my RV ???
 - In the front for 48 hours for cleaning and loading
 - In the back, as long as the space is hard surfaced with asphalt or concrete
- Where can I park my Trailer?
 - In the back only.
 - The space is hard surfaced with asphalt or concrete

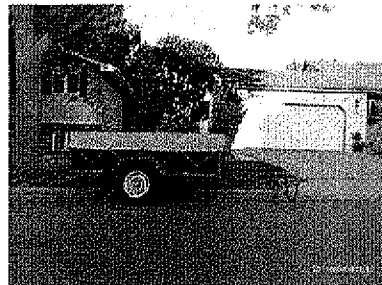
Trailers and ATVs

5. The parking of personal passenger motor vehicles, as well as trailers and recreational motor vehicles, is permitted anywhere in the rear yard area a minimum of 2 feet from all property lines; however, recreational motor vehicles shall not be occupied nor be provided with separate utility hookups. All unlicensed motor vehicles utilized for racing events shall be parked inside a completely enclosed garage.

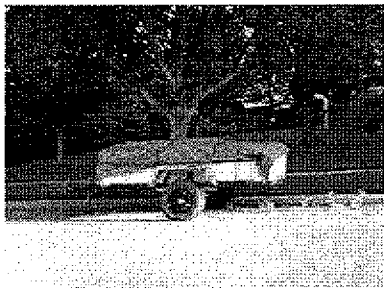
Trailers and ATVs

- Any questions about current ordinance for parking in residential for RVs, personal passenger vehicles or trailers?
- Examples
 - street legal ATVs
 - Trailer parking

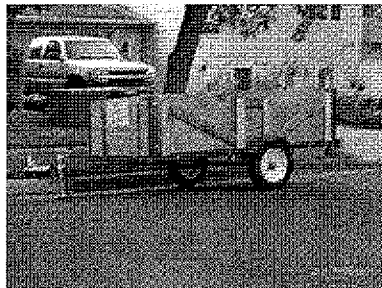
Trailers and ATVs



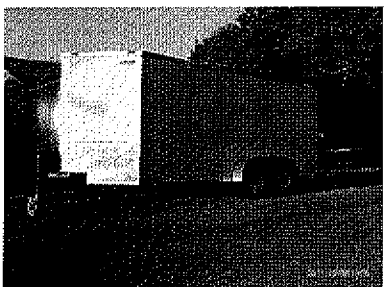
Trailers and ATVs



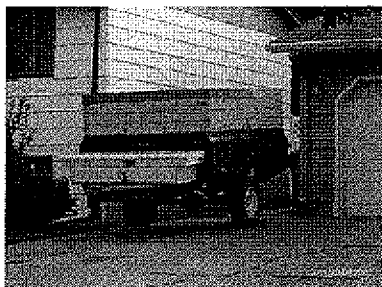
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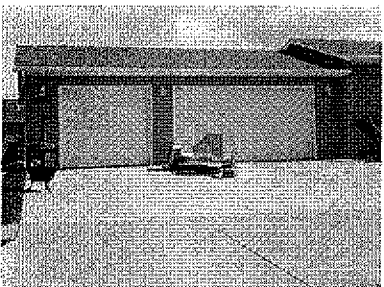
Trailers and ATVs



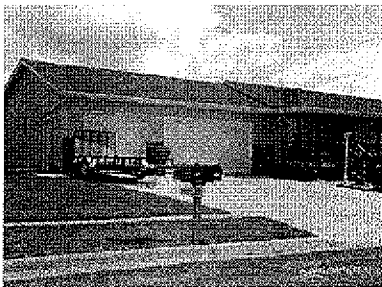
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Trailers and ATVs



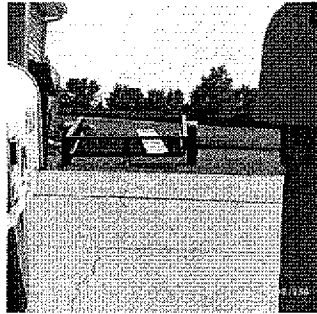
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Trailers and ATVs



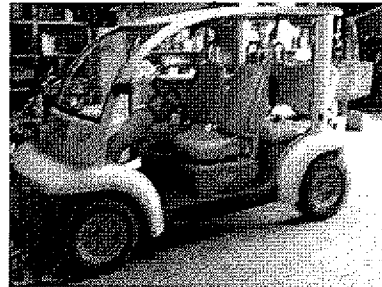
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Trailers and ATVs



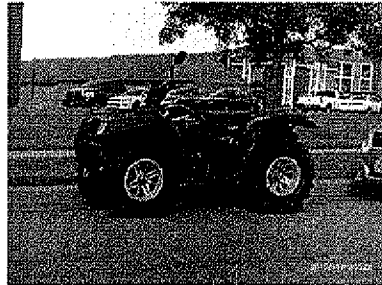
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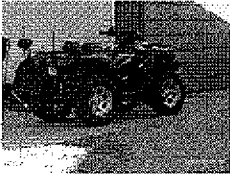
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Trailers and ATVs



Trailers and ATVs



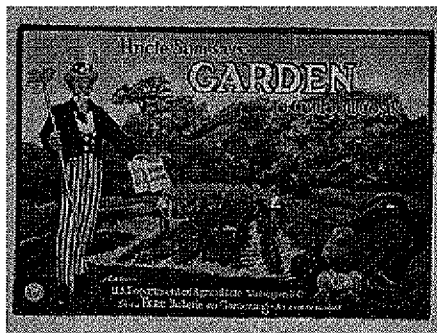
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Urban Agriculture

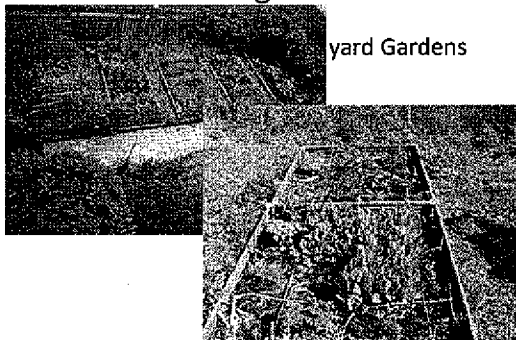
Plants and Animals

Urban Agriculture



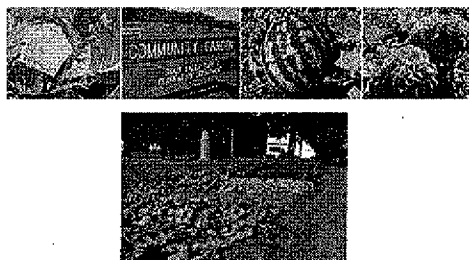
Urban Agriculture

yard Gardens



Urban Agriculture

AT YOUR SERVICE



Urban Agriculture

- Shape Sioux Falls
 - Chapter 8. Shape Foundations
 - Conservation Strategies and nine broad elements of a neighborhood plan
 - 3. Quality of Life:
 - » B. Urban Agriculture

Urban Agriculture

“Urban Agriculture. It is recognized by neighborhood schools and churches, local nonprofits, social service organizations, county extension agencies and master gardeners that the establishment and practice of urban agriculture gardening to “revitalize, create possible income-generation projects, and provide therapy,” is another tremendous neighborhood and community benefit. Urban garden agriculture programs are encouraged.”

Urban Agriculture

- Zoning Ordinance does support horticulture
 - In AG, RS, RD, RA, and RC districts accessory buildings and uses are limited to:
 - A noncommercial greenhouse that does not exceed in floor area 25 percent of the ground floor area on the main building.
 - Vegetable or flower garden



Urban Agriculture

- Animals: The other component of urban agriculture
- Not as clear in Shape Sioux Falls
- Not much has changed in zoning:
 - Raising and keeping of small animals and fowl, but not on a commercial basis or on a scale objectionable to neighboring property owners.

Urban Agriculture

1936 code of Ordinances

Section 625. Fowls in City. No person shall allow any ducks, geese, chickens or other domestic fowl to run at large in the City of Sioux Falls, nor shall any person keep enclosed or housed any geese, ducks, chickens or other domestic fowl in any house, pen, coop or enclosure situated within the distance of 25 feet of any dwelling house or store or other building used or occupied as the residence of any person, or within 25 feet of any street, alley or other public thoroughfare.



1950 Zoning Ordinance

1. Accessory buildings, and accessory uses, customarily incident to the above uses (not involving the conduct of a business) including a private garage, the use of a lot or portion thereof for a vegetable or flower garden, and the keeping of small animals and fowl, but not on a commercial basis or on a scale objectionable to adjacent property owners. Accessory uses shall also include church or public building bulletin boards and temporary signs pertaining to the lease, hire or sale of a building or premises, not exceeding ten (10) square feet. In area. 1953-3



Urban Agriculture

Chapter 7: Animals and Fowl

- Keeping of Animals (but not as a nuisance)
- Abandoning of Animals
- Hunting Prohibited
- Number of Pets (except birds and fish)



Appendix B: The zoning Ordinance[34]

Agriculture: The production, keeping or maintenance for sale, lease or personal use of plants and animals useful to man, including but not limited to forages; sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apian products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program. This definition shall not include intensive agricultural activities such as feedlot operations, chicken farms and agribusiness activities.

Urban Agriculture

- “Cities can be squeamish about permitting livestock, but a limited number of chickens and bees rarely causes a nuisance” (Zoning Practice: March 2010)

Urban Agriculture Questions for Pondering

- What are the possible urban agriculture activities for our city?
- What can be allowed in a wide spread way with little controversy?
- What can be allowed but controlled?
- What can be allowed but only in some places?
- Are there some place where specific activities should be particularly encouraged?
- Who are the likely participants and how can we foster positive relationships?