

18.26 Urban Agriculture Regulations

18.26.010 Farmer's Markets

Farmer's Market uses, as defined in 18.04.020 and where allowed per Chapter 18.28, shall comply with the following regulations:

1. *Location:* Farmer's Markets may be located on public property.
2. *Temporary canopies:* Temporary canopies may be allowed in order to provide protection from the elements for both operators and products.
3. *Signage:* A Farmer's Market is permitted to have one temporary sign or banner, which is non-illuminated and no greater than 50 square feet in size. Such sign or banner must be located on the premises and may only be displayed when the market is in operation.
4. *Hours of Operation:* Hours of operation for farmers' markets shall be restricted from 7 a.m. to sunset.
5. *Frequency:* Any specific farmers' market may not operate more than two days per calendar week.
6. *Approval of a Special Activity Permit Application:* A *Special Activity Permit Application* must be submitted to the Planning Division for the operation of a farmer's market. A site plan: operational information, including hours and days of operation; a parking plan; trash and recycling plan; and written approval from the owner of the property where the farmer's market will occur, is required for review and approval.
7. *Approval of a Special Event Permit Application:* A *Special Event Permit Application* must also be submitted to the Special Events Coordinator including a site plan; operational information, hours and days of operation; parking plan; trash and recycling plan; and written approval from the owner of the property where the farmer's market will occur, is required for review and approval.
8. *Acceptance of Federal Food Assistance:* Farmer's Markets must accept Supplemental Nutrition Assistance Program (SNAP) benefits.
9. *Goods Accepted:* Second hand or commercially produced goods must not exceed 20% of gross annual market sales. 80 % of products sold must be edible food, flowers, and plants.
10. *Market Director:* A Farmer's Market shall have a designated market director who is responsible for submitting the Special Activity Plan/Special Event Permit, Federal Food Assistance Program, and coordinating the market vendors and activities.

18.26.015 Neighborhood Farmer's Markets

Neighborhood Farmer's Market uses, as defined in 18.04.020 and where allowed per Chapter 18.28, shall comply with the following regulations:

1. *Location:* Neighborhood Farmer's Markets must be located on private property.
2. *Temporary canopies:* Temporary canopies may be allowed in order to provide protection from the elements for both operators and products.

3. *Signage:* A Neighborhood Farmer's Market is permitted to have one temporary sign or banner, which is non-illuminated and no greater than 6 square feet in size, with a maximum height of 5 feet. Such sign or banner must be located on the premises and may only be displayed when the market is in operation.
4. *Hours of Operation:* Hours of operation for farmer's markets shall be restricted from 7 a.m. to sunset.
5. *Frequency:* Any specific farmer's market may not operate more than two days per calendar week.
6. *Approval of a Special Activity Permit Application:* A *Special Activity Permit Application* must be submitted to the Planning Division for the operation of a neighborhood farmer's market. A site plan; operational information, including hours and days of operation; a parking plan; trash and recycling plan; and written approval from the owner of the property where the farmer's market will occur, is required for review and approval.

18.26.020 Produce Stands

Produce Stands, as defined in 18.04.020 and where allowed per Chapter 18.28, shall comply with the following regulations.

1. *Location:* Produce Stands must be located on private property.
2. *Products Sold:* Agricultural products such as raw vegetables, fruits, herbs, flowers, nuts, honey and eggs may be sold. Value-added agricultural products, which are made from raw agricultural products grown, raised or produced on-site, such as jams, jellies, oils, vinegars and cheeses may also be sold. Products sold at produce stands must have been primarily grown, raised or produced on the same property where the stand is located.
3. *Seasonal Operations:* Produce stands may operate for up to 6 months of the year. When the produce stand is not in use, it must be removed and stored indoors.
4. *Hours of Operation:* In residential zone districts, hours of operation shall be restricted from 7 a.m. to sunset.
5. *Home Occupation Requirement:* Where a produce stand is located on a property with a residential dwelling unit, it shall qualify as a home occupation and must comply with regulations in Chapter 18.42, with the exception of subsection 7 of that chapter.
6. *Signage:* Produce stands operating as home occupations shall be allotted one non-illuminated sign up to 6 square feet in size. All other produce stands are permitted to have one non-illuminated sign up to six square feet in size, with a maximum height of 5 feet. The sign shall not be displayed when the stand is not in operation.
7. *Parking:* Temporary off-street parking is required if there is not adequate on-street parking on adjacent streets.

18.26.030 Urban Farms

Urban Farms, as defined in 18.04.020 and where allowed per section 18.28, shall comply with the following regulations.

1. *Signage:* Each urban farm is permitted signage in accordance with what is allowed in Chapter 18.32 of this code
2. *Parking:* On-site parking may be required if there is not adequate on-street parking on adjacent streets. Where on-site parking is provided, the areas used for parking and access to parking shall be surfaced with durable and dustless materials including concrete, asphalt, compacted crushed stone, compacted gravel, recycled asphalt, open and closed pavers or similar materials. The parking area shall be built so that materials used in the parking surface stay contained within the parking pad, through the use of curbs, railroad ties, etc. Compliance with all building and permitting regulations is required.
3. *Permitted Structures:* Primary and accessory structures are allowed. Accessory structures such as sheds and greenhouses are permitted whether or not the lot contains a primary or main structure. All structures shall comply with the regulations for primary and accessory structures, including maximum size, height, and setbacks, for the property's zone district.
4. *Hours of Operation:* In residential zone districts, urban farms are permitted to operate from 7 a.m. to sunset and any exterior lighting must be shut off at sundown. Exterior lighting in all zone districts shall comply with the exterior lighting standards in Chapter 18.34.
5. *Approval of a Special Use Permit:* A Special Use Permit will be required for urban farms in excess of ½ acre. A site plan, operational information, parking plan, trash and recycling plan, water quality plan, and written approval from the owner of the property where the urban farm will occur, is required for review and approval. Special Use Permits in all zone district shall comply with the requirements set forth in Chapter 18.30.

18.26.040 Community Gardens

Community Gardens, as defined in 18.04.020 and where allowed per section 18.28, shall comply with the following regulations.

1. *Signage:* Each community garden is permitted signage in accordance with what is allowed in Chapter 18.32 of this code
2. *Parking:* On-site parking may be required if there is not adequate on-street parking on adjacent streets. Where on-site parking is provided, the areas used for parking and access to parking shall be surfaced with durable and dustless materials including concrete, asphalt, compacted crushed stone, compacted gravel, recycled asphalt, open and closed pavers or similar materials. The parking area shall be built so that materials used in the parking surface stay contained within the parking pad, through the use of curbs, railroad ties, etc. Compliance with all building and permitting regulations is required.
3. *Permitted Structures:* Accessory structures such as sheds and greenhouses are permitted. All structures shall comply with the regulations for primary and accessory structures, including maximum size, height, and setbacks, for the property's zone district.

18.26.050 Green Grocer

Green grocer, as defined in 18.04.050 and where allowed per section 18.28, shall comply with the following regulations.

1. *Location:* Green grocers must be located on private property.
2. *Products Sold:* Agricultural products such as raw vegetables, fruits, herbs, flowers, nuts, honey and eggs may be sold. Value-added agricultural products, which are made from raw agricultural products grown, raised or produced on-site, such as jams, jellies, oils, vinegars and cheeses may also be sold. Products sold at green grocers must have been primarily grown, raised or produced locally.
3. *Operations:* Green Grocers may operate year-round. When the green grocer is not in use, it must be removed from the property.
4. *Hours of Operation:* In residential zone districts, hours of operation shall be restricted from 7 a.m. to sunset.
5. *Signage:* Green grocers are permitted to have one non-illuminated sign up to six square feet in size, with a maximum height of 5 feet. The sign shall not be displayed when the green grocer is not in operation.
7. *Parking:* Temporary off-street parking is required if there is not adequate on-street parking on adjacent streets.
8. *Approval of a Special Activity Permit Application:* A *Special Activity Permit Application* must be submitted to the Planning Division for the operation of a green grocer. A site plan; operational information, including hours and days of operation; a parking plan; trash and recycling plan; and written approval from the owner of the property where the green grocer will occur, is required for review and approval.