



UDC Update Request Application

Part 1. Applicant Information

Name: Leslie Provence, MPA Organization (if applicable): Food Policy Council of San Antonio
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Signature: Len Trevino (LEN TREVINO), President Date: May 1, 2015
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Various permitted uses and definitions to allow urban agriculture and food businesses at appropriate scales throughout the city of San Antonio.

Sec. 35-378. - Home Occupations.

(a) General Requirements

(8) No direct on-premises selling of goods shall be allowed, except for cottage foods (see Sec 35-A101) and produce (see Definitions: Residential Market Garden; Urban Farm). ~~T; however,~~ telephone soliciting is permitted.

(b) Prohibited Uses. The following uses are prohibited as home occupations:

(4) Restaurants, catering, or the preparation of food for resale, except for cottage foods (see Sec 35-A101) and produce (see Definitions: Residential Market Garden; Urban Farm).

Sec. 35-382. - Greenhouses.

Greenhouses are permitted provided that:

(a) Any on-premises sales comply with home occupation standards (Sec. 35-378),

(b) Any signage complies with zoning district rules.

(c) Accessory structures do not exceed a total of six hundred (600) square feet in size,

(d) The accessory structure or greenhouse shall meet the requirements in section 35-370, and

(e) There is no outdoor storage of equipment or other materials.

(Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2010-11-18-0985, § 2, 11-18-10)

1 C APPENDIX A - DEFINITIONS AND RULES OF INTERPRETATION

Agricultural use	UCD-A:27
Truck farm	UDC A:89

Sec. 35-A101. - Definitions and Rules of Interpretation.

Apiary. A place where beehives are maintained.

Aquaculture. Cultivating aquatic organisms such as fish, shellfish, and aquatic plants, in a natural or controlled environment, for consumption.

Aquaponics. A system of aquaculture in which the waste produced by farmed fish or other aquatic animals supplies nutrients for plants grown hydroponically, which in turn purify the water.

Berm. A low ridge commonly used in permaculture to capture and store water in the landscape. May be adjacent to a bioswale.

Bioswale. A trough-like feature commonly used in permaculture to capture and store water in the landscape. May be adjacent to a berm.

Cold-Frame. An unheated outdoor structure consisting of a wooden or concrete frame and a top made of glass or clear plastic, used for protecting seedlings and plants from the cold.

Community Garden. An area of land managed and maintained by a group of individuals to grow and harvest food crops, including fruits, vegetables, nuts, honey, eggs, and/or non-food ornamental crops, such as flowers, for personal or group use, consumption, sale, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Composting. Combining organic wastes (e.g., yard trimmings, food scraps, manures) in proper ratios into piles, rows, or vessels; adding moisture and bulking agents (e.g., wood chips) as necessary to accelerate the breakdown of organic materials; and allowing the finished material to fully stabilize and mature through a curing process. The resulting material can be used as a soil amendment or as a medium to grow plants.

Cottage Food. Food produced and sold direct to consumers by a home-based business in accordance with Texas Health & Safety Code Chapter 437.

Food Forest. A self-sustaining, no-till system of perennial crops inter-planted in layers to mimic a mature ecosystem to provide food, a haven for beneficial, pollinating insects and other wildlife and to conserve water through topography alterations that serve to capture water in the landscape. A commonly used permaculture technique.

Greenhouse. A building made of translucent material, in which plants are cultivated.

Hoop House: A structure made of PVC or metal piping, covered with translucent plastic or shade cloth, constructed in a "half-round" or "hoop" shape.

Indoor Growing. The activity of raising and harvesting crops on an agricultural or commercial basis indoors, including packaging & processing. This can be an adaptive building reuse.

Low Impact Design/Low Impact Development (LID). An integrated site design approach for addressing hydrologic and environmental impacts often associated with conventional land development.

Mulch. Non-living organic and inorganic materials customarily used in landscape design to retard erosion, retain moisture, maintain even soil temperature, control weeds, and enrich the soil.

Permaculture. The conscious design and maintenance of agriculturally productive systems which have the diversity, stability, and resilience of natural ecosystems. It is the harmonious integration of the landscape with people, providing their food, energy, shelter and other material and non-material needs in a sustainable way. (Source: Graham Bell, *The Permaculture Way*)

Rain garden. A garden that takes advantage of rainfall and stormwater runoff in its design and plant selection. Usually designed to withstand extremes of moisture and concentrations of nutrients, particularly nitrogen and phosphorus found in stormwater runoff.

Residential Market Garden. A garden at one's residence that produces vegetables, fruits, nuts, eggs, or honey, either as a stand-alone use (such as a community garden) or incidental to a residential use. Excess produce may be sold onsite or elsewhere. Sales on the property must be conducted out of sight of the general public, and generate no more than four customer-related trips per day on average.

Rooftop Growing. The cultivation of plants, animals and/or fungi on rooftops for purposes of human consumption, beautification, land conservation, enhanced air quality, urban heat mitigation, and/or carbon sequestration.

Swale. See Bioswale.

Tree, native. An indigenous tree that is preserved or cultivated to produce shade, habitat and food for humans, pollinators and wildlife, often as part of a low-water use landscape.

Tree, ornamental. A small to medium tree, growing to a mature height of fifteen (15) to forty (40) feet.

~~Truck farm. A small tract of land (less than ten (10) acres) on which produce is raised and sold by the owner on-site or at off-site markets.~~

Urban Farm. A tract of land within city limits, not at one's own residence, on which produce is raised and sold on-site or elsewhere. This can include farming on vacant lots or acreage. A farmstand or market may be located on the site. In addition to holding a market, an urban farm may host educational events and/or serve as an event venue, provided that sufficient off-street parking is provided.

Vegetative Filter Strip (VFS). A buffer zone with vegetation around a tract, for example an urban farm or residential market garden, to mitigate runoff and soil erosion. This zone can serve to retain water and soil on the property or to protect the property from nearby uses.

TABLE 526-3a

Parking in Residential Use Districts

<i>Permitted Use</i>	<i>Minimum Vehicle Spaces</i>	<i>Maximum Vehicle Spaces</i>
<u>RESIDENTIAL MARKET GARDEN</u>	N/A	N/A <u>2 spaces</u>
<u>GREENHOUSE</u>	<u>N/A</u>	<u>2 spaces</u>
<u>URBAN FARM</u>	<u>2 spaces</u>	
