Push For Urban Ag in Boston 2010

City Growers (mixed greens)

Bloombrick (microgreens)

Cornerstalk freight container hydroponic growing
Pilot farms  2011

City disposed these two parcels through a public disposition process

• 23-29 Tucker Street (18,000 sf) – ReVision Urban Farm

• 131 Glenway Street (11,500 sf) – City Growers

Source: BRA Zoning Viewer

• Resulted in local zoning amendments which led to Article 89
ARTICLE 89

URBAN AGRICULTURE
(Article inserted on December 20, 2013)

TABLE OF CONTENTS

Section 89-1  Statement of Purpose  1
Section 89-2  Definitions  1
Section 89-3  Applicability  5
Section 89-4  Urban Farm, Ground Level  6
Section 89-5  Urban Farm, Roof Level  9
Section 89-6  Comprehensive Farm Review  11
Section 89-7  Soil Safety  18
Section 89-8  Composting  18
Section 89-9  Accessory Keeping of Hens  20
Section 89-10  Accessory Keeping of Honey Bees  23
Section 89-11  Aquaculture, Aquaponics, Hydroponics, and Freight Containers  26
Section 89-12  Farmers Markets and Farm Stands  29
Section 89-13  Abandonment  30
Section 89-14  Regulations  30
Section 89-15  Severability  30
Appendix A  Zoning Districts and Subdistricts Corresponding to General Zoning Categories Referred to in Article 89  31
Planning for Urban Agriculture

Kickoff & Visioning Meeting - January 2012

KICKOFF & VISIONING MEETING
REZONING FOR URBAN AGRICULTURE
COME ENVISION THE FUTURE OF URBAN AGRICULTURE IN BOSTON WITH US!

Learn about Urban Agriculture • See demonstrations during Open House at 6PM • Taste food samples
Find out how zoning can support farming • Brainstorm the future of agriculture in Boston!

Keynote Speaker: Will Allen, Founder and CEO of Growing Power Inc., former pro athlete, and 2008 MacArthur “Genius Grant” recipient for his work on urban farming and sustainable food production.

WHEN: Monday, January 30, 2012 6-8:30PM
WHERE: Suffolk University, Downtown Boston, 73 Tremont Street, 9th Floor*  
* Maximum capacity: 150 persons. Must bring some form of I.D. (Drivers license, credit card) to enter building security. OH; send your full name by January 27 to:  
john.mead.BRA@cityofboston.gov

STATION: Park Street Station (Red Line) ; Government Center Station (Green Line)

Mayor Thomas M. Menino, the Boston Redevelopment Authority (BRA), and the Mayor’s Office of Food Initiatives are launching a new project to update the Boston Zoning Code to support Urban Agriculture (UA) city wide. UA is small scale farming that makes healthy, fresh food more accessible and empowers Bostonians by creating economic opportunity. Examples of urban farming include rooftop greenhouse agriculture, aquaponics (fish farming), community farms, farm stands, composting, and other fresh food-producing endeavors.

For translation and interpretation services, call no later than Jan. 23: (617) 918-4220.

To learn more about the BRA’s Rezoning for Urban Agriculture Initiative, go to:
HTTP://TINYURL.COM/BRAREZONEURBANAGRICULTURE

For further information about this upcoming meeting, please contact:
John (Ted) Read, Senior Planner
john.mead.BRA@cityofboston.gov
617.918.4264
How Was It Developed?

Mayor’s Urban Agriculture Working Group

11 neighborhood meetings w/ fresh produce!

18 Working Group meetings

Multiple Conversations with Experts, Practitioners and/or other Stakeholders to educate the City on topics like soil safety, hens, bees, composting, etc
What Does Article 89 Include?

- Ground Level Farming
- Backyard Hens
- Farmer's Markets
- Beekeeping
- Roof Level Farming
- Composting
- Hydroponics & Aquaponics
- Soil Safety
- Aquaculture
What constitutes "Urban Agriculture"?

"DEFINED:
Backyard Hens

Urban Agriculture," means the use of a Lot for the cultivation of food and/or horticultural crops, Composting, Aquaponics, Aquaculture and/or Hydroponics. Such use may include the Accessory Keeping of Animals or Bees where Allowed by Underlying Zoning.

Assumes there will be transactional exchanges
What Does Article 89 **NOT** Include?

- Community Gardens
- Backyard Gardening
- Programming (training, education)
- Land acquisition
- Pesticide / fertilizer use
- Types of seeds or crops
Zoning and Making Good Neighbors
Types of Urban Farms

- Rooftop Greenhouse
- Roof Level Open Air Urban Farm
- Ground Level Urban Farm
Ground Level Farms

Farms up to 1 acre to be allowed in all zoning districts

Farms larger than 1 acre allowed in industrial districts and conditional in all other districts
Roof Level Farms

Less than 5,000 sf **allowed** in all zoning districts

Greater than 5,000 sf:

- **Allowed** in large scale commercial, institutional and industrial districts
- **Conditional** in residential and small scale commercial districts

Ledge Kitchen, Dorchester
- 4,000 sf
- Provides 75% of needed produce

Whole Foods, Lynnfield
- 17,000 sf
- 11,000 pounds annually
Comprehensive Farm Review ("CFR")
Showcase Study 1

Garrison-Trotter Farm (12,700 sf)
225-227 Harold St, Roxbury

Partnerships: Trust for Public Land, City of Boston, City Growers, Urban Farming Institute, & Dudley Neighbors Inc
Oasis on Ballou (20,000 sf)
100 Ballou Avenue, Dorchester

Partnerships: Friends of Ballou, BU (Sustainability Lab), Health Resources In Action, Urban Farming Institute, BC, Codman Square Health Center
Composting

- Intended to support *on site* farming only
- Allowed *by right* on farms
- Cannot occupy more than 7 ½ percent of farm or roof
- Roof: Must be contained within an enclosed bin
Mainstream Practice: Raised Bed Method

Soil Safety
Vacant lot

Site

Not included in the current RFP.

BPHC Commercial Urban Farming
Soil Safety Compliance Certificate Program

Construct raised beds

Install geotextile barrier

Clear weeds and debris

Add imported soil
Farmers’ Markets / Farm Stands

Farmers *markets* *allowed* where retail is currently allowed

Farm *stands* *allowed* on all urban farms and where retail is currently allowed
Keeping of Animals (Hens and Bees)
Current Zoning does address animals
Applicability Section 3 of every Neighborhood Article:

“...Where conflicts exist between the provisions of this Article and the remainder of the Code, the provisions of this Article shall govern...”
**Existing Zoning (Example: Dorchester - Article 65): Accessory Keeping of Animals**

"Land Use Table"

<table>
<thead>
<tr>
<th>Subdistricts</th>
<th>One Family (1F)</th>
<th>Two Family (2F)</th>
<th>Three Family (3F)</th>
<th>Triple Decker (3F-D)</th>
<th>Row-House (RH)</th>
<th>Multifamily Residential (MFR)</th>
<th>Multifamily Residential/Local Service (MFR/LS)</th>
<th>Conservation Protection (CPS)</th>
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<tr>
<td>Accessory and Ancillary Uses (cont’d)</td>
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<td>Accessory keeping of animals other than laboratory animals</td>
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<td>Accessory personnel quarters</td>
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<td>Accessory swimming pool or tennis court</td>
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<td>Ancillary use</td>
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Article 89: Proposed Hen Conditions
(if use is a Conditional Use in underlying zoning)

Hens
- Max 6 hens
- Coop and run dimensions
- Setbacks, materials, screening

Bees
- Max 2 hives
- 5’ Max Height
- Setbacks, flyways
Article 89: Aquaculture, Aquaponics & Hydroponics

Most restrictive = Includes fish and is a primary use
Least restrictive = No fish and is not a primary use
Extra Help

1. Fatham Information Design App Creation for Urban Ag
   - http://urb.ag/

2. Harvard Food Law and Policy Clinic
   - Permitting Guides “Permits and Approvals Needed to Start Your Farm”

3. Conservation Law Foundation (CLF) – Critical and constructive eye to draft zoning language
City of Providence, RI
Ellen Cynar
October 2015
Origin of Lots of Hope
Manton Bend Community Farm - Before
Manton Bend Community Farm

• Farm features
  – 6 contiguous, vacant lots totaling almost 24,000 sq ft.
  – Market grower area with 40+ mounded beds (4x12’)
  – Community garden area with 12 raised beds (4x12’)
  – Accessibility garden area with 4 tall raised beds
  – Market grower washing station
  – Perennial planting areas (pollination and beautification)
  – Space for future composting

• Created as pilot project to learn lessons

• City partners with SCLT -> SCLT partners with AARI
Manton Bend Community Farm Design
Manton Bend Community Farm Buildout
Manton Bend Community Farm- After
MANTON BEND COMMUNITY FARM, ESTABLISHED 2013

BEFORE

DURING

AFTER

Above: Providence Councilman Michael Correia, Mayor Angel Taveras, AARI’s Julius Kolawole and growers at Manton Farm buildout, June 2013.
Lessons Learned

• Asset of middle party
• PreLEASE soil testing
• Establishing clear expectations with all constituencies
• Design the program for low-resourced growers
• Lease issues
Lessons Learned
Lots of Hope 2014-2015

Four additional farms

1. Meader Street Farm
2. Sky Hill Farm
3. Lots of Hope Urban Greenhouse
4. Charles Street Community Farm – Spring 2016
Why a greenhouse?

- Listened to our growers
- RI has a short growing season
- Opportunities to link nutrition to agriculture
- Need for school curriculum integration
Prairie Avenue Greenhouse Before
Prairie Avenue Greenhouse During
Prairie Avenue Greenhouse After
City of Providence Zoning Ordinance

• December 2014: new comprehensive zoning ordinance
• Explicitly permits plant agriculture and on-site farm sales in most zoning districts
• Permits season extension infrastructure and accessory structures
• Permits on-site farmstands
THANK YOU!

Ellen Cynar, MS, MPH
Deputy Director, Healthy Communities Office
City of Providence

ecynar@providenceri.com
401-421-7740
Urban Ag in Hartford

Professor Sara C. Bronin
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City Characteristics

- Hartford is 18 sq mi
- Zoning
  - Downtown core = red
  - Industrial = pink
- Demographics
  - Hartford among poorest cities of its size
  - Many depend on gov. assistance for food
  - Food desert

Source for photos: National Park Service.
Local Food System Framework

- Hartford Food System (food supply chain)
- Knox Parks (trees & parks)
- Food Desert

Photo © Sara C. Bronin.
Zoning Pre-4/15

No definition for community gardens, urban farms, farmers’ markets, henhouses, and beekeeping

But 32 sites in nearly every zone w/community gardens, urban farms, & farmer’s markets
Zoning Post-4/15

- Includes provisions for larger sites
  - Used “single-operator garden” instead of “urban farm”
  - Defines accessory structures such as compost bins, greenhouses, hoophouses, shade pavilions, and farm stands
  - Will put this aside
- Allows for hens/bees to be kept in any zone in the city
  - Our focus
Henhouses in Hartford (§ 905(g))

- Henhouse means an enclosed structure for hens, which shall not exceed two hundred (200) square feet (§ 2)
- Max 1 for 6 hens in residences, in community gardens/urban farms, 1 hen for every 1,000 SF area of lot over 10,000 SF with Max 12 hens
- No sale of eggs except at permitted farm stands
- Must be in rear yard, 25’ from street line, 15’ from residential dwelling, and 15’ from property line
- Durable materials, predator-proof, waste provisions, biohazard practices, etc.
- Obnoxious odors or other effects can be a public nuisance that can be abated by city officials
Beekeeping in Hartford (§ 905(h))

- *Hive* means a manufactured receptacle or container prepared for the use of honey bees that includes moveable frames, combs and substances deposited in the hives by honey bees (§ 2)
- Max 4 colonies for residents, with 1 more colony per 1,000 SF of lot area over 10,000 SF for max 10 colonies; for community gardens/urban farms, max 10/lot; no limitation in industrial zone *if on rooftops*
- Rear yard/side yard in residential zone, 10’ from property line/sidewalk, 25’ from principal building on abutting lot
- No sale of eggs except at permitted farm stands
- No colony more than 20 cubic feet
A flyway barrier of **at least six (6) feet in height** must shield any part of a property line within twenty-five (25) feet of a colony, provided that such flyway barrier shall consist of a wall, fence, dense vegetation, or a combination thereof and shall be positioned to transect both legs of a triangle extending from an apex at the colony to each end point of the part of the property to be shielded, and further provided, however, that a flyway barrier shall not be required if the base of the colony is located more than six (6) feet above the ground.
Thank You!

Professor Sara C. Bronin
sara.bronin@uconn.edu | 860.570.5121
BREAKING DOWN BARRIERS TO LOCAL FOOD DISTRIBUTION IN URBAN CENTERS
BARRIERS

- No commonly accepted definition of what’s “local”

- Need for food policy councils with real decision-making authority and appropriate representation

- Lack of affordable and coordinated infrastructure for food producers and distributors

- Producers’ inability to access certain markets because of production/quality requirements
San Francisco enacted an Executive Directive entitled “Healthy and Sustainable Food for San Francisco”

Massachusetts enacted a state law preferring locally grown products
INCREASING ROLE FOR FOOD HUBS

- Provide the infrastructure for networks of individuals engaged in the food system supply chain

- Tailored to meet the needs of specific communities and involve a host of mechanisms by which to achieve favorable outcomes for local producers and the communities that they serve

- Incorporate many of the alternative distributional models for local foods, including shared kitchens, cooperatively owned business structures, and food trucks used to deliver local fresh foods into neighborhoods that generally lack access

- Generally, however, they are in need of state and local support
CASE STUDY: BALTIMORE FOOD HUB

- Economic development
- Urban revitalization
- Workforce development
- Community mobilization
- Adaptive reuse
- Green space
- Food security/access
QUESTIONS/COMMENTS?

- Laurie J. Beyranevand, Associate Director of the Center for Agriculture and Food Systems, and Associate Professor of Law, lbeyranevand@vermontlaw.edu