



Department of Development

Legislation Fact Sheet

Title: Residential On-Site Produce Sales Ordinance

Date: 9/2020

Committee: Development

Number: TBD

Legislation Summary:

This ordinance creates provisions within *Section 3332.040, Agricultural and Stable Standards; Section 3333, Apartment Districts; Section 3345 Planned Unit Development District; Section 3347, Planned Community Districts; and Section 3303 Definitions* of the City of Columbus Zoning Code, to allow for the on-site sale of produce on residentially zoned parcels by small-scale growers in Columbus. These provisions implement shared goals and recommendations that are within the 2017 Green Business and Urban Agriculture Strategic Plan and the 2016 Columbus and Franklin County Local Food Action Plan, which both aim to enable, support, and grow a stronger and more efficient local food system. Furthermore, adjacent jurisdictions, like Franklin County and peer cities that are similar in population and economic growth to Columbus, such as Minneapolis, Austin, and Indianapolis include provisions in their zoning codes that allow for produce sales via “farm stands” or through a “Market Garden” zoning classification within residential districts.

Through these changes, the City of Columbus Zoning Code will reflect the way urban growers within Columbus sell their produce, by allowing on-site sales on residentially zoned parcels regardless of size (subject to specific development standards)/ These updates will increase access to fresh produce for residents, in a time when over 274,000 Franklin County residents have identified as having “low access” to a local full service grocery store (United States Department of Agriculture, 2015).

Benefits to Public:

- Expands the ability for local urban growers to sell and distribute their produce.
- Sets development standards that protect the residential character and nature of residentially zoned neighborhoods.
- Combats food insecurity by increasing access to local produce.
- Addresses community goals within the Columbus and Franklin County Local Food Action Plan (2016):
 - Goal B-5: *Grow capacity and enhance viability of civic agriculture to allow more residents to grow food for themselves and their neighbors.*
 - Goal C-6: *Revise zoning codes, related permit requirements, and land use plans to support and encourage agricultural and food system uses as a viable option for community revitalization.*
- Implements a community stakeholder recommendation within the Green Business and Urban Agriculture Strategic Plan (2017):
 - Recommendation 2B: *Modify selected code requirements to enable expanded urban agricultural activities in residential districts.*

Community Input/Issues:

A January 2020 Columbus Urban Farmer Networking Meeting yielded over 30 attendees whom the majority responded favorably to the goal of updating the zoning code to allow for on-site produce sales on residentially zoned parcels. A public comment period will yield additional community input Targeted groups for additional community input include all Columbus Area Commissions, The Greater Columbus Growing Coalition, The Columbus Urban Farmer's Network, and The Ohio State University's Buckeye Institution Supported Agriculture (ISA) growers' network.

Financial Impact:

There is no direct fiscal impact associated with this code changes.

The proposed code change would create a new definition in the Columbus Zoning Code:

“Produce Stand” means a stand that is an open and non-enclosed structure, that is not a building, not to exceed 120 square feet for the display, sale, and/ or pickup of fresh, unprocessed vegetables or produce (as defined by Chapter 3717 of the Ohio Revised Code), flowers, orchard products, or ornamental crops.

The proposed code change would revise the agriculture and stable standards in all residential zoning chapters by adding the underlined language and repealing the wording shown with ~~strike out~~ markings:

3332.040 Agricultural and stable standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in any residential district contained in this chapter or a district allowing primary residential uses without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing, including produce stands, of products raised on the premises, provided that:

1. The agricultural use is located on-premises and on a minimum lot area of one (1) acre ~~five acres~~; and
2. A poultry and livestock building, structure and yard is located on-premises and is located a minimum distance of 100 feet from a lot or street line; and
3. Poultry and livestock for sale are kept in approved enclosures.
4. The agricultural standards comply with the appropriate regulations of the Columbus Health Department.

B. A stable may be erected in any residential district contained in this chapter provided that:

1. The stable is located on-premises and on a minimum lot area of five acres; and
2. The stable complies with the appropriate regulations of the Columbus Health Department.

C. On lot areas of less than one (1) acre, Produce Stands shall be allowed as an accessory use to the parcel’s primary use or the on-site agricultural use in any residential district, subject to the following:

1. The Produce Stand may be in operation during the growing season. The growing season is considered to be the months of April through December.
2. Sales shall be limited to two (2) days per week.
3. Sales shall be limited between 8:00 a.m. and but no later than 8:00pm.
4. Only one (1) Produce Stand is permitted per parcel.
5. For parcels that contain a dwelling unit, Produce Stands must be removed from the premises or stored inside a structure at the end of each day
6. For parcels that contain a dwelling unit, one (1) sign that is non-illuminated and with a maximum area of four (4) square feet, may be displayed during the growing season but must be removed from the premises or stored inside a structure at other times of the year. All signs shall comply with zoning code standards of Chapter 3376 On Premises Signs in Residential Districts.
7. For parcels that do not contain a dwelling unit, Produce Stands or Signs do not need to be stored or removed. Furthermore, two (2) signs that are non-illuminated and with a maximum area of four (4) square feet each, may be displayed.
8. The area used for the Produce Stand shall comply with the vision clearance requirements of zoning code Chapter 3321.05 General Site Development Standards.