

Memorandum



CITY OF DALLAS

DATE August 6, 2010

TO Transportation and Environment Committee Members: Linda L. Koop (Chair),
Sheffie Kadane (Vice Chair), Jerry Allen, Tennell Atkins, Carolyn R. Davis, Delia
Jasso, Pauline Medrano, Ron Natinsky, Vonciel Jones Hill

SUBJECT Community Gardens

On August 10, 2010 staff will brief the Committee with a revised option on zoning for community gardens. Please find attached a copy of the presentation, and feel free to contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.
Assistant City Manager

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge
Ryan S. Evans, First Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Office
Helena Stevens-Thompson, Assistant to the City Manager

Community Gardens

Creating a Sustainable Dallas

Dallas City Council
Transportation and Environment Committee
August 10, 2010



Purpose

- Provide a revised proposal on zoning for community gardens
 - Follow up to May 10, 2010 TEC briefing
- Allow for gardens on vacant lots while meeting the needs of surrounding property owners, community gardening groups, and the City

Zoning Issue - Vacant Lots

- Community gardens are currently not allowed if the lot is vacant and the garden is not accessory to a main use
- Goal: For the Development Code to explicitly allow community gardens on vacant lots:
 - By Right in all zoning districts except (P) Parking

New: Option 6

- Community gardens allowed by right in all districts other than (P) Parking
 - Annual permit required
 - If code violations are not addressed, individual permits may be revoked

New: Option 6

Gardens by Right with Annual Permit

- Request to establish community gardens must be supported by:
 1. Written statement signed by the property owner affirming that the operator has permission from the property owner to use the property as a community garden
 2. Site plan
 3. Obtain a Permit from Building Inspection; cost is \$215

Additional Provisions

Subject to Modification by ZOC and CPC

Provision	Current Staff Recommendation
Lot Size	Complies with the regulations for the zoning district in which the community garden is located
Structures	Structures not to exceed 10 x 10 ft. floor area in rear 30% of lot
Animals	Grazing and production prohibited
Sales	Prohibited
Fencing	Complies with the regulations for zoning district in which community garden is located
Lighting	Overhead lighting prohibited
Signage	Limited to a single, non-illuminated, flat sign less than six square feet
Parking/Loading	Off-street parking not allowed in single family districts; Off-street parking/loading not required in all other districts

Next Steps

- ZOC review and recommendation
- CPC review and recommendation
- Staff briefs TEC
- Council action

Questions?



Appendix

Option History	Pros	Cons
<p>Option 1: By Right in All Districts</p>	<p>Minimal cost and process for gardening groups</p>	<p>No neighbor input; Council lacks control over individual cases</p>
<p>Option 2: SUP in All Districts</p>	<p>Council decides in case by case basis; opportunity in SUP process for public comment</p>	<p>\$1170 application fee; 6 month process; time and money burden to gardening group</p>
<p>Option 3: Hybrid Approach in All Districts A) Community/neighborhood gardens - By SUP in Single Family/Duplex - By right in all other districts B) Urban Agriculture - By SUP only</p>	<p>Keeps Council control in residential districts and for urban agriculture (> 1 acre) while providing the minimal cost and process for gardening groups in all other districts</p>	<p>\$1170 application fee; 6 month process; time and money burden to gardening group in residential districts</p>
<p>Option 4: Community Gardens with Neighbor Input By right in All Districts</p>	<p>Middle of the road between SUP and by right; allows neighbor feedback and City oversight, while minimizing cost and process for gardening groups</p>	<p>Council lacks control over individual cases; oversight costs for City; while neighbors have input, they do not have the authority to veto a garden groups</p>
<p>Option 5: Narrowing the Focus A) SUP in Single Family/Duplex/Townhouse districts B) By right in all other districts</p>	<p>Keeps Council control in residential districts over individual cases while allowing the minimal cost and process for gardening groups in all other districts</p>	<p>\$1170 application fee; 6 month process; Time and money burden to gardening group in residential districts</p>