



Dig Into Urban Agriculture

A Planning and Permits Guide for Raleigh Residents

This webinar is sponsored by Raleigh Planning and Development, Raleigh Parks and Recreation, Cultural Resources, and the Office of Sustainability

Agenda

- What is Urban Agriculture?
 - Laying the Groundwork
 - Sowing the Seeds
 - Defining a Clear Path
- Types of Urban Agriculture
- Accessory Structures
- Approval Process
 - Special Use Permit
 - Sketch Plan Review
 - Site Plan
- Permit Review
- Other Important Considerations



What is Urban Agriculture?

The growing, producing of food, or raising animals within a city — including gardens, farms, and related activities — for personal use, community benefit, education, or commercial purposes.

Laying the Groundwork



Board of Adjustment (BOA)

Conducts reviews on requests for variances, special use permits, and appeals based on the UDO.

Mixed-Use Zoning Districts

Allows for different building types (shops, offices, apartments, etc.)

Residential Zoning Districts

Reserved for different levels of housing density - how many homes can be built within a specific area.

Site Plan

A bird's-eye view of a lot that shows property lines in relation to existing buildings, new structures or proposed landscaping.

Laying the Groundwork



Sketch Plan

A conceptual drawing used to layout buildings, infrastructure, and open spaces.

Special Use Permit (SUP)

Required for activities that may be potentially undesirable.

Tier 1 Review

A basic level review of UDO provisions that are applicable.

Tier 3 Review

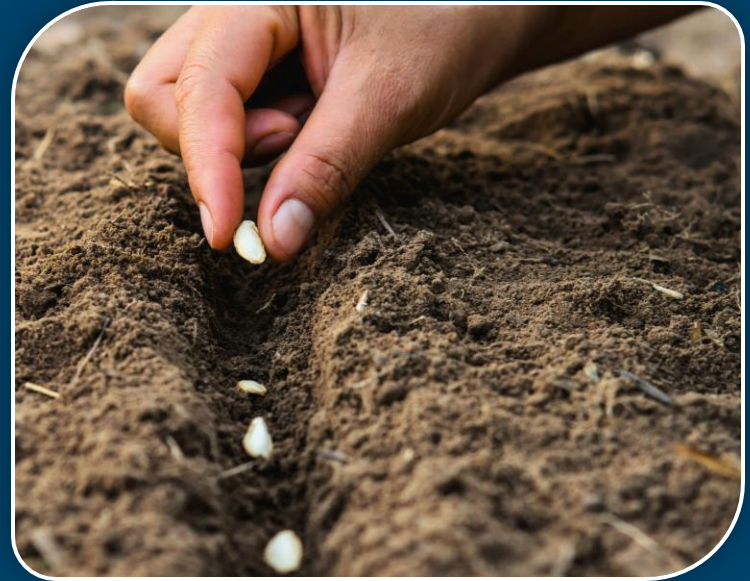
A more in-depth review of UDO provisions are applicable.

Zoning/Building Permit

On site review and approval process required for some projects.

Sowing the Seeds...

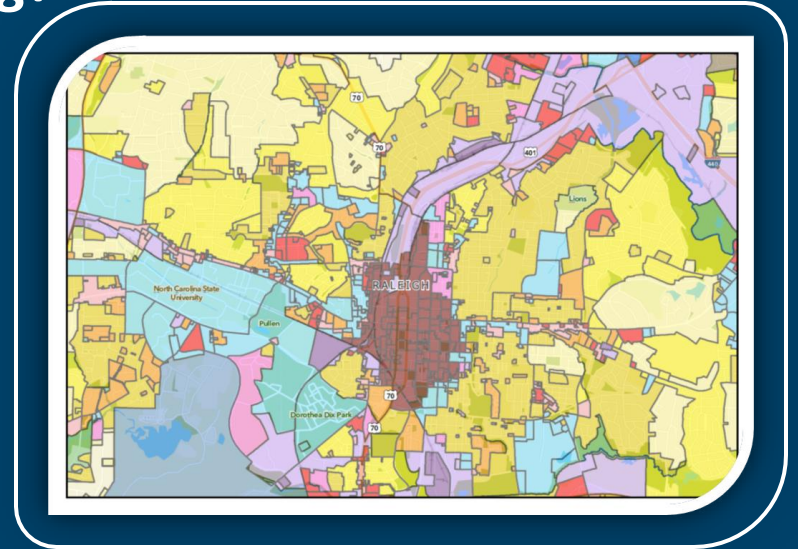
- Educate and inform recreational gardeners on the permit process for urban agriculture projects
- Connect the community and provide resources, sustainability initiatives, agricultural programs, and other supportive services



Defining a Clear Path

Why is zoning important to gardening?

- Zoning determines **how much of what** land uses can be built **where**
- Local laws regulate land use and will help determine exactly where urban agriculture projects can take place





Types of Urban Agriculture Projects



Home Gardens

- A garden on a residential property that's used for the growing of fruits, vegetables, plants, flowers, or herbs by the residents of the property.
- Home gardens are not regulated by the City of Raleigh.**



**Permanent fencing and accessory structures do require permits

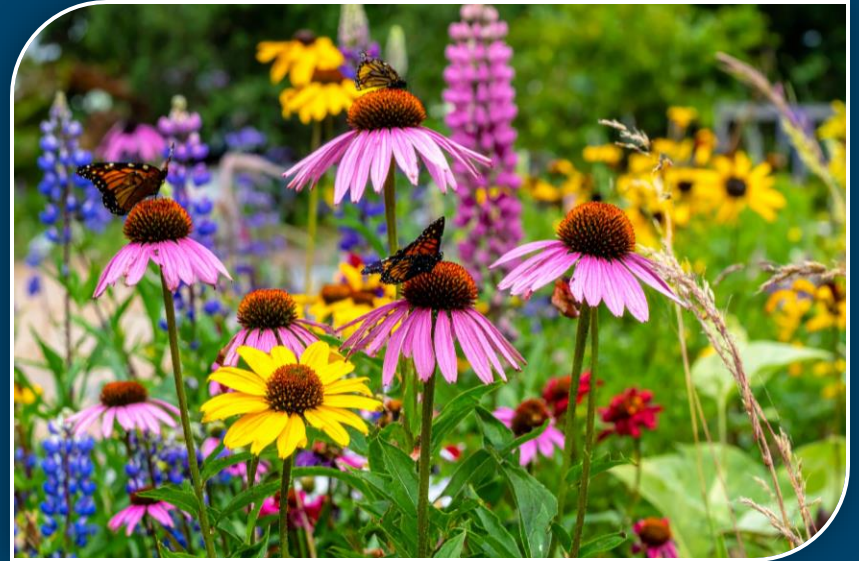
Rain Gardens

- A planted area that collects and cleans rainwater from impervious surfaces, like roads, sidewalks, roofs, driveways, and patios.
- The plants and soil in the garden slow down the water and filter out pollution before it reaches a storm drain or creek.



Pollinator Gardens

- Gardens that provide food, shelter, and breeding spaces for pollinators. These gardens **do not** require permits.
- These gardens include a variety of native flowering plants
- Common pollinators include bees, butterflies, moths, birds, bats, beetles, and other insects.



Community Gardens

- An area of land to grow, separate from a home dwelling, where one can harvest food and non-food ornamental crops, for **personal, group use**, consumption, sale, or donation.
- Community gardens are allowed in all Residential or Mixed-Use zoning districts of Raleigh.
- Produce shall be grown primarily for personal, shared use or donation.



Community Gardens - Animals and Beehives

The raising of animals for commercial purposes is **not permitted** in any Residential District*

Community gardens must be...

- Limited to a maximum of 2 bee hives
- Free of hooved animals and roosters (both are prohibited)
- Limited to 1 chicken per 1,000 sq ft. of lot area, not to exceed 10 chickens on any single lot
- Have animal housing structures (including bee hives) that are at least 25 feet from any property line
- Additional regulations for the keeping of animals can be found in Part 12, Chapter 3 of the city code.



*Raising animals is permitted in residential districts for personal, non-commercial use.

Community Gardens On-Site Sales Requirements

- Community Garden on-site sales are allowed, but have additional requirements
- On-site sales in R-2, R-4 and R-6 requires a Special Use Permit
- Submit a Community Garden application via the Permit and Development Portal

Community Garden On-site Sales Zoning Permit

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This application is only for on-site sales of produce. There is a separate permitting process for establishing a Community Garden. Please provide a completed application and supplemental information at the time of submittal. All Community Gardens with on-site sales must meet the requirements of Unified Development Ordinance Section 6.6.1.B.2 and all relevant standards.

Applicant Information			
Applicant (if different from owner):		Date:	
Address:	City:	State:	Zip:
Phone:	Email:		

Property Owner Information			
Property owner name:			
Address:	City:	State:	Zip:
Phone:	Email:		

Community Garden Information	
Provide a detailed description of the proposed community garden on-site sales:	
Special Use Permit #:	
Hours of operation:	
Square footage of the sales area (not including driveways and off-street parking):	
Square footage of home-made goods area:	# of provided parking spaces:

REQUIRED SUPPORTING DOCUMENTATION

This information must be submitted for the community garden application to be accepted for processing.

Supplemental plan – An accurate drawing or map of the property (including all property lines) that shows the size and configuration of the property and the size and location of all existing and proposed structures and features (i.e. buildings, sales area, tents, stands, rights-of-ways, driveways, off-street parking, traffic circulation, signs, or other related features).

Continue to Applicant Signature Block on Page 2.

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Revision 03.01.24
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Urban Farms

- Urban farms grow ornamental plants and crops but could also be used for keeping bees, fish, poultry, or small to medium-sized farm animals **for commercial purposes**. Products are typically sold off-site.
- May be owned by an individual, group, or organization and may include intensive agriculture, typical large-scale farm equipment, and animal husbandry.



Community Gardens

vs.

Urban Farms

- Limited allowance for the keeping of animals
- Large farm equipment is typically not used
- On-site sales allowed (Special Use Permit in Residential Districts)

- Animal husbandry is allowed (subject to SUP limitations)
- Large farm equipment is permitted
- On and Off-site sales allowed

Accessory Structures

Detached accessory structures are allowed but are subject to a building and/or zoning permit:

- Storage Sheds
- Gazebos
- Greenhouses

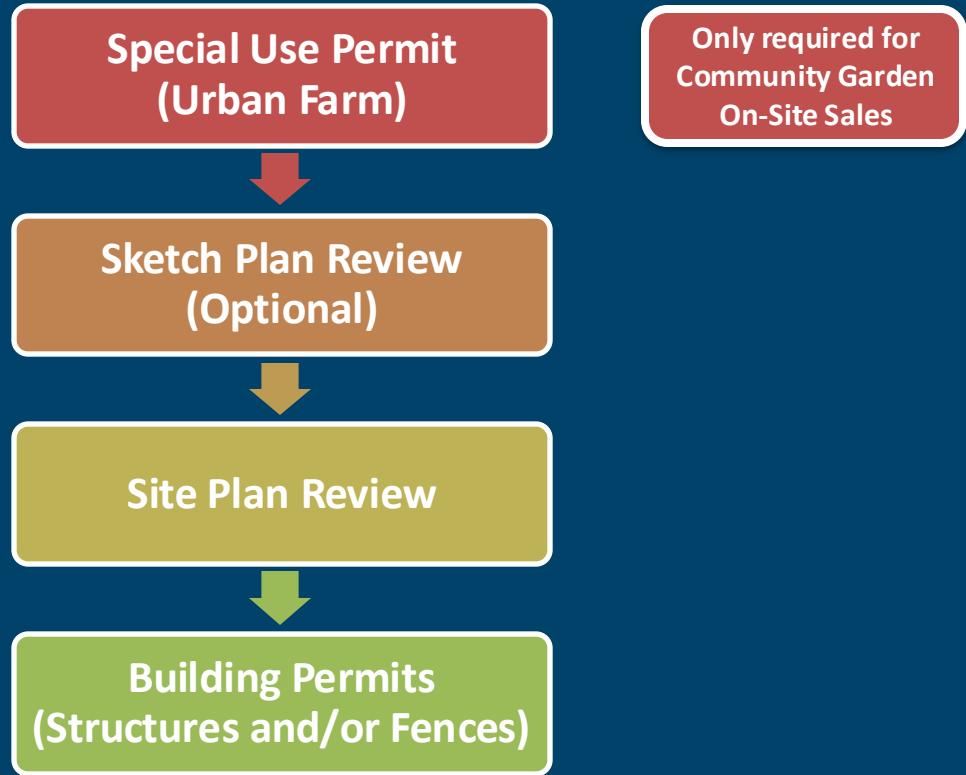


Fences

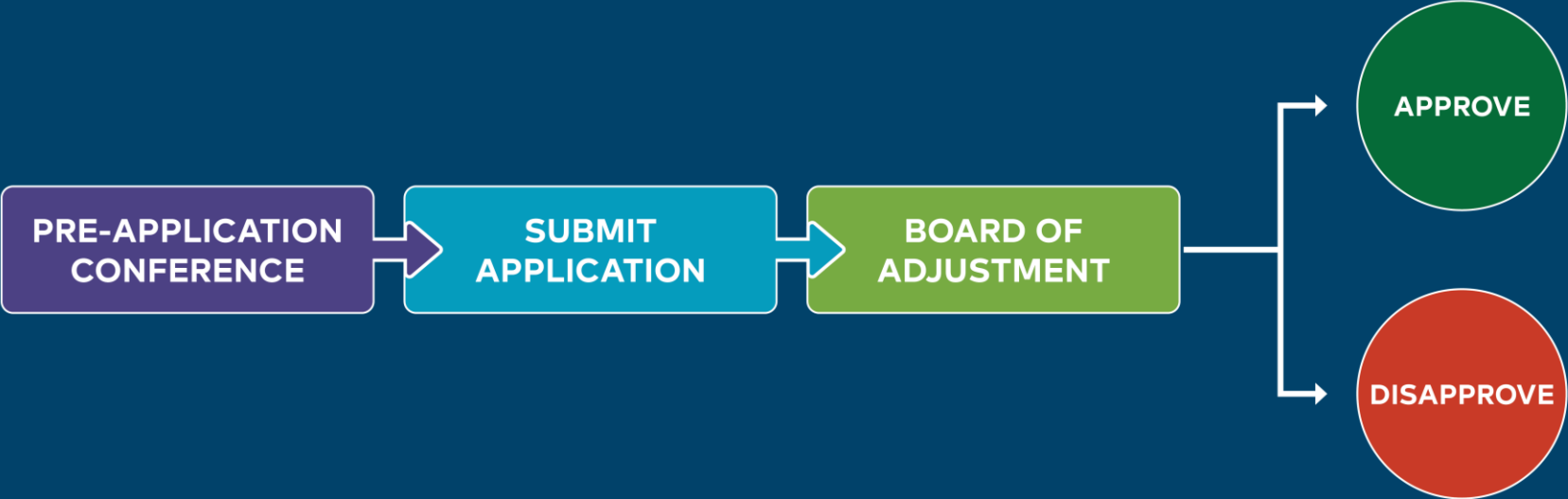
- When any type of fence is installed on any property a Zoning Permit is required.
- Non-Residential fences over 6 feet in height may be subject to a building permit.



Approval Process

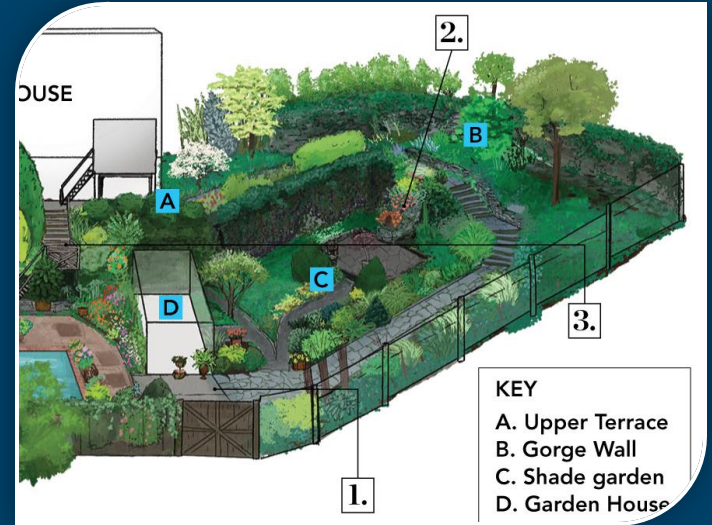


Approval Process - Special Use Permit



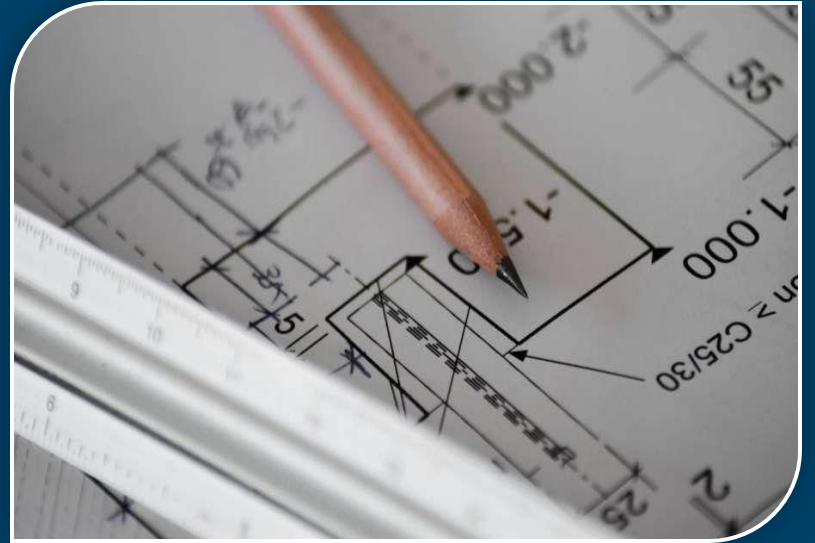
Approval Process - Sketch Plan Review

- This is an optional step for applicants – pay a fee before submitting an application to meet with a review team to discuss site plans.
- Receive guidance on how to reduce future reviews and get connected to resources.

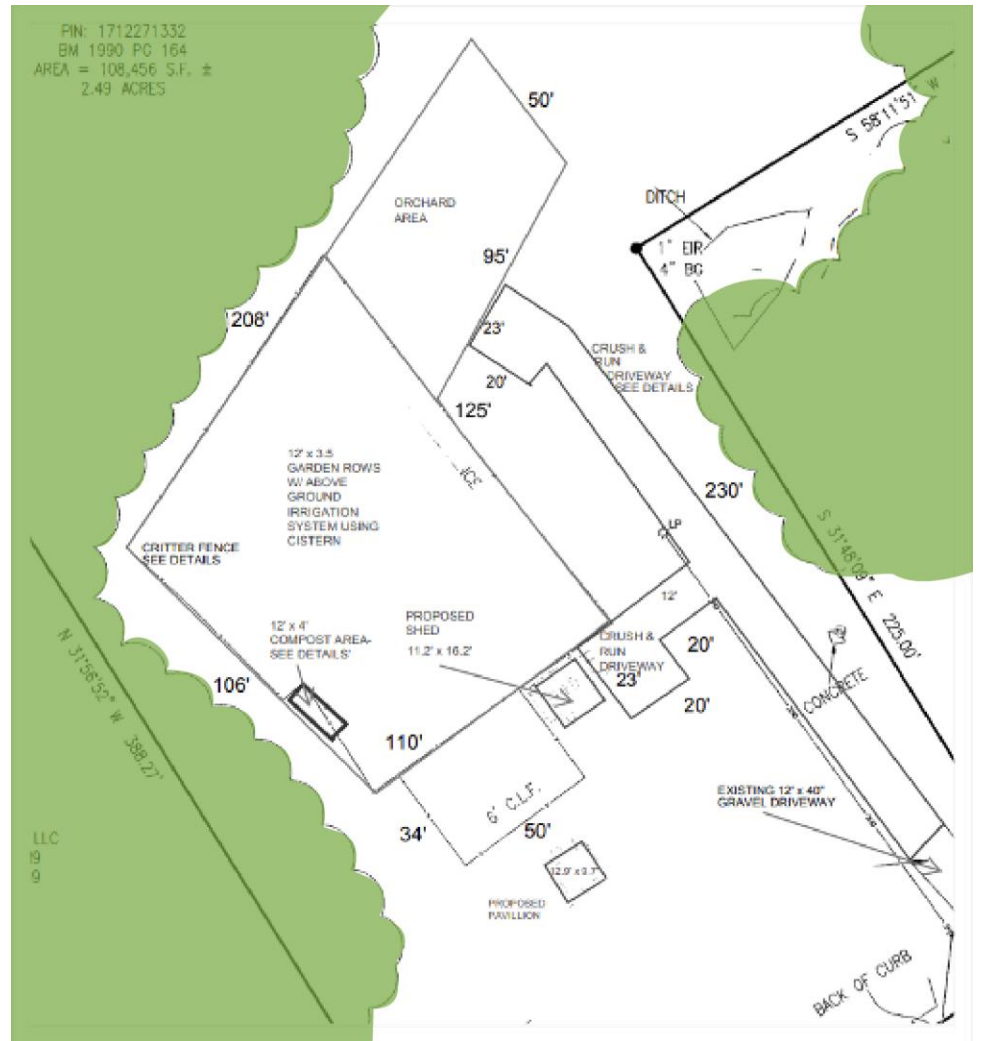


Approval Process - Site Plan

A scaled drawing and supporting text showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on the lot.



Example



Permit Review

Projects Requiring Permits:

- Community Gardens
- Urban Farms



No Permit Required for:

- Pollinator Gardens
- Rain Gardens
- Home Gardens



Permit Review

Zoning Permits

Garden only

Garden and fence

Garden and shed under 12'

Garden, fence, and shed under 12'

Building Permits

Garden and shed over 12'

Garden, fence, shed over 12'

Other Important Considerations



Transportation

- No encroachment into the public right of way
- No obstruction to sight distance and sight triangles
- No placement within 5' utility placement easements



Stormwater

REGULATIONS/LIMITS ON:

- Impervious Surfaces
- Floodplain
- Riparian Buffer
- Watershed
- Land Disturbance

Other Important Considerations



Raleigh Water

- Access to Water and Sewer
- Backflow preventor and testing
- Connection process (permit application w/ plumbing and utility meter stub sections completed)



Fire

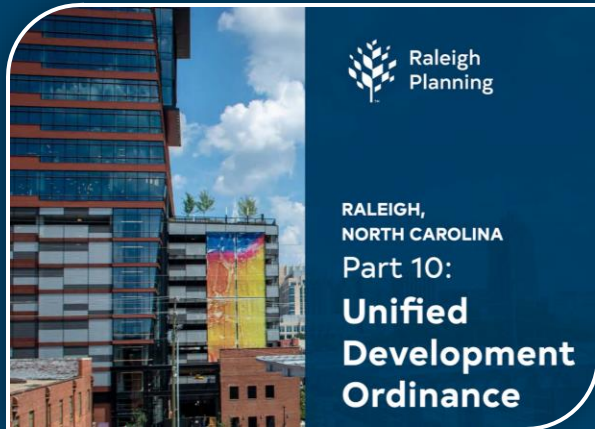
- Do not impose on fire access to buildings
- Do not obstruct any fire equipment



Urban Forestry

- Tree conservation
- Possible street tree requirement

Unified Development Ordinance (UDO) and iMaps



<https://udo.raleighnc.gov/>



<https://maps.raleighnc.gov/imaps/>



LET'S GROW!

Questions?