

CITY OF CLEVELAND

336.01 URBAN GARDEN DISTRICT

The “Urban Garden District” is hereby established as part of the Zoning Code to ensure that urban garden areas are appropriately located and protected to meet needs for local food production, community health, community education, garden-related job training, environmental enhancement, preservation of green space, and community enjoyment on sites for which urban gardens represent the highest and best use for the community.

(Ord. No. 208-07. Passed 3-5-07, eff. 3-9-07)

336.02 DEFINITIONS

(a) “*Community garden*” means an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption 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.

(b) “*Market garden*” means an area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, to be sold for profit.

(c) “*Greenhouse*” means a building made of glass, plastic, or fiberglass in which plants are cultivated.

(d) “*Hoophouse*” means a structure made of PVC piping or other material covered with translucent plastic, constructed in a “half-round” or “hoop” shape.

(e) “*Coldframe*” means an unheated outdoor structure consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

(Ord. No. 208-07. Passed 3-5-07, eff. 3-9-07)

336.03 PERMITTED MAIN USES

Only the following main uses shall be permitted in an Urban Garden District:

(a) community gardens which may have occasional sales of items grown at the site;

(b) market gardens, including the sale of crops produced on the site.

(Ord. No. 208-07. Passed 3-5-07, eff. 3-9-07)

336.04 PERMITTED ACCESSORY USES

Only the following accessory uses and structures shall be permitted in an Urban Garden District:

(a) greenhouses, hoopouses, cold-frames, and similar structures used to extend the growing season;

(b) open space associated with and intended for use as garden areas;

(c) signs limited to identification, information and directional signs, including sponsorship information where the sponsorship information is clearly secondary to other permitted information on any particular sign, in conformance with the regulations of Section 336.05;

(d) benches, bike racks, raised/accessible planting beds, compost bins, picnic tables, seasonal farm stands, fences, garden art, rain barrel systems, chicken coops, beehives, and children's play areas;

(e) buildings, limited to tool sheds, shade pavilions, barns, rest-room facilities with composting toilets, and planting preparation houses, in conformance with the regulations of Section 336.05;

(f) off-street parking and walkways, in conformance with the regulations of Section 336.05.

(Ord. No. 208-07. Passed 3-5-07, eff. 3-9-07)

336.05 SUPPLEMENTAL REGULATIONS

Uses and structures in an Urban Garden District shall be developed and maintained in accordance with the following regulations.

(a) *Location*. Buildings shall be set back from property lines of a Residential District a minimum distance of five (5) feet.

(b) *Height*. No building or other structure shall be greater than twenty-five (25) feet in height.

(c) *Building Coverage*. The combined area of all buildings, excluding greenhouses and hoopouses, shall not exceed fifteen percent (15%) of the garden site lot area.

(d) *Parking and Walkways*. Off-street parking shall be permitted only for those garden sites exceeding 15,000 square feet in lot area. Such parking shall be limited in size to ten percent (10%) of the garden site lot area and shall be either unpaved or surfaced with gravel or similar loose material or shall be

paved with pervious paving material. Walkways shall be unpaved except as necessary to meet the needs of individuals with disabilities.

(e) *Signs*. Signs shall not exceed four (4) square feet in area per side and shall not exceed six (6) feet in height.

(f) *Seasonal Farm Stands*. Seasonal farm stands shall be removed from the premises or stored inside a building on the premises during that time of the year when the garden is not open for public use.

(g) *Fences*. Fences shall not exceed six (6) feet in height, shall be at least fifty percent (50%) open if they are taller than four (4) feet, and shall be constructed of wood, chain link, or ornamental metal. For any garden that is 15,000 square feet in area or greater and is in a location that is subject to design review and approval by the City Planning Commission or Landmarks Commission, no fence shall be installed without review by the City Planning Director, on behalf of the Commission, who may confer with a neighborhood design review committee. If one exists, so that best efforts are taken to ensure that the fence is compatible in appearance and placement with the character of nearby properties.

(Ord. No. 208-07. Passed 3-5-07, eff. 3-9-07)