

**PROPOSED AMENDMENTS  
TO PERMIT COMMUNITY GARDENS IN THE CITY OF GREENVILLE**

**Reviewed January 14, 2010**

**CITY OF GREENVILLE  
ORDINANCE NO. 150**

AN ORDINANCE TO AMEND ORDINANCE NO. 150 BEING THE ZONING ORDINANCE OF THE CITY OF GREENVILLE BY ADDING REGULATIONS FOR COMMUNITY GARDENS TO CHAPTER 3, GENERAL PROVISIONS

**THE CITY OF GREENVILLE ORDAINS:**

**SECTION 1** Section 3.31 Community Gardens, hereby **ADDED** to read as follows:

**SECTION 3.31 COMMUNITY GARDENS**

**A. Definition & Applicability**

For purposes of this Section 3.31 a Community Garden is defined as a parcel or parcels of primarily vacant land managed and maintained by an organized group of individuals consisting of more than one person or family for the purpose of growing and harvesting food crops and/or non-food ornamental crops such as flowers for personal or group use, consumption or donation. A Community Garden may be divided into separate plots for cultivation by one or more individuals or may be utilized collectively by members of the group and may include common areas maintained and used by group members.

**Except as stipulated by Section 3.31E .1** herein, gardens which are established and operated on land which contains a principal use are considered an accessory use and shall not be subject to this Section 3.31.

**B. Special Use Permit Required**

A Community Garden is permitted in all zoning districts as a Special Land Use according to the requirements of Chapter 16 and this Section 3.31.

**C. Application Requirements**

A person seeking a permit for a Community Garden shall file an application with the City of Greenville Zoning Administrator. Such application shall contain at a minimum the following information:

1. Name of the applicant and / or organization which is applying for the permit.
2. Address, phone number, and email address of the applicant and property owner.
3. Written permission from the property owner.
4. Location and /or address of the proposed use.
5. Size of the parcel containing the proposed use.
6. A brief description of the use including;
  - the number and size of individual gardening plots;
  - the maximum number of people anticipated to become members of or to utilize the Community Garden;
  - any buildings to be erected including the size and proposed use;

- dates and hours of operation of the proposed activity.
7. A copy of the Community Garden rules, operating and maintenance procedures and person or persons responsible for the Community Garden operation.
  8. Description of pesticides, herbicides and fertilizers to be used and method of application.
  9. An accurate site plan sketch with dimensions which illustrate the lot lines, garden plot layout, access aisles, setback from lot lines, on-site parking, fencing, location of buildings and other physical improvements or structures necessary to conduct the use. For purposes of this Section the site plan review requirements of Chapter 17 shall be superseded by this Section 3.31C.9.
  10. A fee as established by resolution of the City Council for a Community Garden permit shall be provided with the application.

**D. Validity of Permit**

Any permit issued under this Section shall be valid for the duration of the Community Garden use. Should the use cease for one growing season the permit shall be voided and a new permit shall be needed to resume operation.

**E. Development and Operating Requirements for Community Gardens.**

1. A Community Garden shall only be established on a vacant parcel or parcels except that in the R1, R2 and R3 Zones a Community Garden may be established on a parcel containing a dwelling unit or units if the parcel contains a minimum of 15,000 sq. ft. and has a minimum of 130 feet of lot width.
2. Garden use shall be limited to the hours of 7:00 AM and 9:00 PM, but no activities shall occur on the site after dark.
3. Accessory buildings shall be permitted subject to the accessory building size and setback regulations of the zoning district in which the Community Garden is located.
4. The establishment of a Community Garden shall not alter the drainage pattern of stormwater runoff nor shall water flow off the site of a Community Garden from **on-site** watering activity by the members of the Community Garden.
5. The edge of a garden plot shall be a minimum of three feet from all lot lines.
6. Fencing shall comply with Section 3.11 of this Zoning Ordinance.
7. Composting is permitted provided it is properly maintained so as to not emit excessive odors and the area does not become unsightly.
8. The following activities and uses are prohibited on the site of a Community Garden: lighting and the sale of any item.

- 9. Vehicle access to the site shall only be by way of a driveway constructed to City of Greenville standards to avoid vehicle damage to the curb, sidewalk and any lawn area in the right of way.
- 10. Vehicles accessing the site shall not be parked on or over the public sidewalk.
- 11. One free standing sign consisting of no more than 12 square feet shall be allowed. Such sign shall otherwise comply with the applicable regulations of the zoning district in which it is located.
- 12. The Community Garden shall be maintained in a neat and orderly manner. Trash, weed and dirt piles and debris of any sort shall not be allowed to accumulate on site. Fences shall be maintained in good working order so they do not pose a safety hazard or become unsightly. Trash containers may be provided on site.
- 13. Gardening activities shall be conducted in a manner which is consistent with the activities and noise levels of the neighborhood in which they are located.
- 14. If the community garden activity ceases completely (meaning that the site will no longer be used for a community garden) any raised planting beds, accessory buildings, and other above ground remains of the garden shall be promptly removed and the ground leveled and restored so it can be utilized for uses permitted in that zoning district.

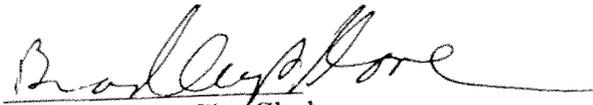
**SECTION 2** This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Councilperson Moss and supported by Councilperson Lehman, that the above ordinance be adopted as read.

YEAS 7 NAYS 0 ABSENT 0

Adoption Date: 03/02/10 Effective Date: \_\_\_\_\_

CITY OF GREENVILLE

  
Bradley Hool, City Clerk

RX RESULT REPORT

NAME : MMDHD  
TEL : 9898313666  
DATE : MAR. 30. 2010 07:50

| SESSION | FUNCTION | NO. | DESTINATION STATION | DATE   | TIME  | PAGE | DURATION    | MODE | RESULT |
|---------|----------|-----|---------------------|--------|-------|------|-------------|------|--------|
| 5376    | RX       | 001 | 16167546320         | MAR.30 | 07:49 | 004  | 00h01min11s | ECM  | OK     |