



## ZONING CODE SECTION 1153.05(ee): STANDARDS FOR COMMUNITY GARDENS

**Community Gardens** A community garden may be conditionally permitted in all districts by the Zoning Administrator provided the standards listed in this subsection are met:

- (1) The applicant shall establish that the contiguous property owners have been notified about the intended use and have no objection.
- (2) The applicant shall provide information establishing that an adequate water source is available.
- (3) Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables including the cultivation and tillage of soil and the production, cultivation, growing and harvesting of any agricultural, floricultural or horticultural commodity.
- (4) One bee hive may be kept in a Community Garden provided the following standards are met:
  - A. The community garden members have agreed to permit the keeping of bees in the community garden
  - B. At least 10 days prior to granting a conditional use permit which authorizes the keeping of bees, the Zoning Administrator shall cause notice of the intent to keep bees and opportunity for comment to be sent to the owners of all properties within 300 feet of the proposed Community Garden. The Zoning Administrator shall not permit the keeping of bees if he or she believes there is reasonable cause for withholding permission in light of any of the notified property owners' expressed concerns.
  - C. The bee hive must be registered with Ohio Department of Agriculture.
- (5) The keeping of livestock or other animals is prohibited.
- (6) The Applicant must establish that the soil to be used in the community garden has been tested and is sustainable for the intended use. Soil testing is not required for planter boxes.
- (7) The site must be designed and maintained so that water and fertilizer will not drain onto adjacent property.
- (8) The growing of intoxicating or poisonous plants is prohibited.
- (9) The use of herbicides and weed killers is prohibited.
- (10) The premises on which the community garden is located shall be maintained free of litter and debris.
- (11) Composting shall comply with Section 1121.12(o). *[See below.]*
- (12) Areas of dry, loose soil that may be moved by wind must be covered by mulch or otherwise confined.
- (13) Open fences of a minimum of three (3) feet in height are required along the front and corner side lot line and shall be constructed of wood or ornamental metal and are subject to approval by the Architectural Board of Review. Decorative fences are encouraged along the front and corner side lot lines. Six (6) foot solid fences or the adjoining owner's consent for an alternative landscape or fence plan are required along the interior side and rear lot line.
- (14) The use shall not require off-street parking.
- (15) The application shall identify and show the location of any proposed compost bins or rain barrels or other proposed structures.

- (16) Maintenance of the community garden will not cause a nuisance or disturbance to neighboring properties.
- (17) Use of insecticides made from synthetic chemical materials is prohibited. Acceptable alternatives, applied in accordance with established safe handling instructions, include rotenone, pyrethrin and Safer Soap.

**Compost bins**

**1121.12(o)** Compost bins are permitted in the rear and interior side yard subject to the following maintenance standards:

- (1) The organic waste must be generated and used on-site.
- (2) An in-vessel is required (an enclosed container with no openings greater than one quarter (1/4) inch) for organic waste.
- (3) Composting activities must:
  - A. Not create a nuisance (odor, litter, dust or noise, or attracts vectors or pests).
  - B. Provide a rat and other vector (insects, rodents, birds and other vectors or pest) control. Control measures may include grinding ingredients, providing screening or netting, or conducting composting operations in an in-vessel.
  - C. Provide surface water control to prevent composting material from sitting in ponded seepage surface water.
  - D. Not contain sewage, sludge, seepage or catch basin waste.
  - E. Composting of animal flesh is prohibited.
- (4) Compost bins must be a minimum of three (3) feet from property line and a minimum of three (3) feet from any building foundation.  
(Ord. 20-2012. Passed 5-21-12.)