

Local food production

LT3.5 | Possible point

Intent

To promote community-based food production, improve nutrition through increased access to fresh produce, support preservation of small farms producing a wide variety of crops, reduce the negative environmental effects of large-scale industrialized agriculture, and support local economic development that increases the economic value and production of farmlands and community gardens.

To promote the environmental and economic benefits of community-based food production and improve nutrition through better access to fresh produce.

Requirements

Establish covenants, conditions, and restrictions (CC&R) or other forms of deed restrictions which state that the growing of produce is not prohibited in project areas, including greenhouses, any portion of residential front, rear, or side yards; or balconies, patios, or rooftops. Greenhouses but not gardens may be prohibited in front yards that face the street.

AND

Option 1. Neighborhood farms and gardens

Dedicate permanent and viable growing space and/or related facilities (such as greenhouses) within the project according to the areas specified in Table 1 (exclusive of existing dwellings). Provide solar access, fencing, watering systems, garden bed enhancements (such as raised beds), secure storage space for tools, and pedestrian access for these spaces. Ensure that the spaces are owned and managed by an entity that includes occupants of the project in its decision making, such as a community group, homeowners' association, or public body.

Project density (DU/acre)	Project density (DU/hectare)	Growing space (sf/DU)	Growing space (sqm/DU)
> 7 and ≤ 14	> 17.5 and ≤ 35	200	18.5
> 14 and ≤ 22	> 35 and ≤ 55	100	9
> 22 and ≤ 28	> 55 and ≤ 69	80	7.5
> 28 and ≤ 35	> 69 and ≤ 86.5	70	6.5
> 35	> 86.5	60	5.5

DU = dwelling unit; sf = square feet.

Established community gardens outside the project boundary but within a 1/2 mile (800 meters) walk distance of the project's geographic center can satisfy this option if the garden otherwise meets all of the option requirements.

OR

Option 2. Community-supported agriculture

Purchase shares in a community-supported agriculture (CSA) program located within 150 miles (240 kilometers) of the project site for at least 80% of dwelling units within the project (exclusive of existing dwelling units) for two years, beginning with each dwelling unit's occupancy until the 80% threshold is reached. Shares must be delivered to a point within 1/2 mile (800 meters) of the project's geographic center on a regular schedule not less than twice per month at least four months of the year.

Option 3. Proximity to farmers' market

Locate the project's geographic center within a 1/2-mile (800 meters) walk distance of an existing or planned farmers' market that is open or will operate at least once weekly for at least five months annually. Farmers' market vendors may sell only items grown within 150 miles (240 kilometers) of the project site. A planned farmers' market must have firm commitments from farmers and vendors that the market will meet all the above requirements and be in full operation by the time of 50% occupancy of the project's total floor area.

Establish covenants, conditions, and restrictions (CC&R) or other forms of deed restrictions stating that the growing of produce is not prohibited in project areas, including greenhouses, any portion of residential front, rear, or side yards; or balconies, patios, or rooftops. Greenhouses but not gardens may be prohibited in front yards that face the circulation network

Meet the requirements of one of the following three options

meet the requirements of one of the following three options.

Option 1. Neighborhood gardens (1 point)

Dedicate permanent and viable growing space or related facilities (such as greenhouses) within the project as specified in Table 1 (exclusive of existing dwellings). Ensure solar access and provide fencing, watering systems, garden bed enhancements (such as raised beds), secure storage space for tools, and pedestrian access for these spaces. Ensure that the spaces are owned and managed by an entity that includes occupants of the project in its decision making, such as a community group, homeowners association, or public body.

Table 1. Minimum garden space, by project density

Imperial units		Metric units	
Project density (DU/acre)	Growing space (sf/DU)	Project density (DU/hectare)	Growing space (sq. meters/DU)
> 7 and ≤ 14	200	> 17.5 and ≤ 35	18.5
> 14 and ≤ 22	100	> 35 and ≤ 55	9
> 22 and ≤ 28	80	> 55 and ≤ 69	7.5
> 28 and ≤ 35	70	> 69 and ≤ 87	6.5
> 35	60	> 87	5.5

DU = dwelling unit; sf = square feet; sq. meters = square meters.

An established community garden outside the project boundary but within a 1/2-mile (800-meter) walking distance of the project’s geographic center can satisfy this option if the garden otherwise meets all the requirements.

OR

Option 2. Community-supported agriculture (CSA) (1 point)

Purchase shares in a community-supported agriculture program located within 150 miles (240 kilometers) of the project site for at least 80% of dwelling units within the project (exclusive of existing dwelling units). Each counted dwelling unit must receive CSA service for at least two years, beginning when it is occupied. Shares must be delivered to a point within 1/2 mile (800 meters) of the project’s geographic center on a regular schedule not less than twice per month at least four months of the year.

Option 3. Proximity to farmers market (1 point)

Locate the project’s geographic center within a 1/2-mile (800-meter) walking distance of an existing or planned farmers market that is open or will operate at least once weekly for at least five months annually. Farmers market vendors may sell only items grown within 150 miles (240 kilometers) of the project site. A planned farmers market must have firm commitments from farmers and vendors that the market will meet all the above requirements and be in full operation by the time 50% of the project’s total floor area is occupied.