

SUMMARY

This text amendment to the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, for urban livestock, urban agriculture, and storage or killing of poultry provides for the following:

- Definitions of terms: animal husbandry and bee-keeping; and, indoor growing system.
- Add the phrase, “see also indoor growing system” to definition of aquaculture, aquaponics, and hydroponics.
- Change and expand the definitions of urban farm and urban garden to include “...land, under common ownership, which is contiguous; or, non-contiguous and on the same block; or, contiguous or non-contiguous and separated by a right-of-way not greater than 60 feet in width...”
- Add “storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade” also be allowed by-right in zoning districts M2 through M5.
- Eliminate aquaculture, aquaponics, and hydroponics from the Use Table.
- Specification of the permissibility of “indoor growing system” in the several zoning district classifications – whether permitted by right or on a conditional basis.
- Specification of animal husbandry and bee-keeping as allowed only as an accessory use.
- Eliminate the prohibition of farm animals.
- Specification of accessory use standards, for shelters and pens, and intensity and dimensional standards related to animal husbandry and bee-keeping
- Specifications of animal number limits, space requirements per animal, and setback requirements for pens and beehives

BY COUNCIL MEMBER _____:

AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, “*Zoning*” commonly known as the Detroit Zoning Ordinance, by adding Secs. 61-12-414, and 61-13-160; by amending Secs. 61-12-50, 61-12-79, 61-12-326, 61-16-33, Sec. 61-16-103, 61-16-112, 61-16-191 to provide for the following:

- Definitions of terms: animal husbandry and bee-keeping; and, indoor growing system.
- Add the phrase, “see also indoor growing system” to definition of aquaculture, aquaponics, and hydroponics.
- Change and expand the definitions of urban farm and urban garden to include “...land, under common ownership, which is contiguous; or, non-contiguous and on the same block; or, contiguous or non-contiguous and separated by a right-of-way not greater than 60 feet in width...”
- Add “storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade” also be allowed by-right in zoning districts M2 through M5.
- Eliminate aquaculture, aquaponics, and hydroponics from the Use Table.
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- Specification of accessory use standards, for shelters and pens, and intensity and dimensional standards related to animal husbandry and bee-keeping

- Specifications of animal number limits, space requirements per animal, and setback requirements for pens and beehives

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 61 of the 1984 Detroit City Code, “*Zoning*”, commonly known as the Detroit Zoning Ordinance is amended by adding Secs. 61-12-414, and 61-13-160; by amending Secs. 61-12-50, 61-12-79, 61-12-326, 61-16-33, Sec. 61-16-103, 61-16-112, 61-16-191 as follows:

CHAPTER 61 ZONING

Article XII. Use Regulations

Division 1. Use Table

Subdivision D. Retail, Service and Commercial Uses

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P1D	P2	P3C	P4CA	T5M	P6R	W1	S2D1	S3D2	S4D3	S5D4

Subdivision A. Retail, Service and Commercial Uses

<p>Sec. 61-12-50</p> <p>Retail sales and service; sales-oriented.</p> <p><small>(Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 10-13, §1, 04-16-13; Ord. No. 23-14, §1, 07-24-14; Ord. No. 38-14, §1, 10-16-2014)</small></p>	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise									R	R	R	C/R	R	R	R	R	R	L				R	R			C	R		R	<u>Sec. 61-11-248</u>
	Art gallery									R	R	R	R	R	R	R	R	R	L							R	R				
	Bake shop, retail									R	R	R	R	R	R	R	R	R	L				R	R			R	R		R	<u>Sec. 61-12-156</u>
	Firearms dealership										C	C	C	C	C	C	C	C	L												<u>Sec. 61-12-163</u>
	Fireworks sales																	C	C	L											<u>Sec. 61-12-165</u>
	Motor vehicles, new, salesroom or sales lots										C	R	R	R	R	R	R	R	L				C	R						C	<u>Sec. 61-12-212; Sec. 61-12-407</u>

Subdivision F. Other Uses

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay					Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)					
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5	P1	P2	P3	P4	P5		PCA	TMR	W1	SD	SD

	Animal husbandry and bee-keeping	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*									*As accessory use only as provided in Sec.61-12-414 and Sec.61-12-415
Sec. 61-12-79. Agricultural Uses (Ord. No. 10-13, §1, 04-16-13; Ord. No. 23-14, §1, 07-24-14)	Aquaculture									C	C	R	R	R	R	R	R	L					R					C	C			
	Aquaponics									C	C	R	R	R	R	R	R	L					R					C	C			
	Farmers market	*	*	*	*	*	*	*	R	R	R	C	R	R	R	R	R	R	L	*	C	C	R	*		R	R		C	*As accessory use only as provided in Sec. 61-12-411		
	Greenhouse	C	C	C	R	R	R	R	R	R	R	C	R	R	R	R	R	R	L					R				C				
	Hoophouse	C	C	C	R	R	R	R	R	R	R	C	R	R	R	R	R	R	L					R				C				
	Hydroponics									C	C	R	R	R	R	R	R	R	L					R				C	C			

	Indoor growing system	C	C	C	C	C	C	R	R	R	R	C	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Urban farm (including orchard and tree farm when principal use)	C	C	C	R	R	R	R	R	R	R	C	R	C	C	C	C	C	C	C	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
	Urban garden	R	R	R	R	R	R	R	R	R	R	C	R	C	C	C	C	C	C	C	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L

Division 3. Specific Use Standards

Subdivision H. Other Uses – Urban Agriculture

Subdivision B. Other Uses—Urban Agriculture

Sec. 61-12-326. Farm products and uses; prohibited.

ARTICLE II. The following farm products are prohibited from being produced on an urban garden or urban farm:

- (1) ~~Farm animals, as described in Chapter 6 of the Detroit City Code~~
- (2) Prohibited tree species (Sec. 61-14-204) and any other plants prohibited under Chapter 57 of this Code or otherwise deemed injurious or invasive by the Forestry Division of the General Services Department
- (3) Oats, wheat, and rye, (in order to prevent rodents) except when used as a winter cover crop and not grown to full maturity

(Ord. No. 10-13, §1, 04-16-13)

DIVISION 5. ACCESSORY USES AND STRUCTURES

Subdivision C. Specific Accessory Use Standards.

Sec. 61-12-414. Animal husbandry and bee-keeping.

(a) Animal husbandry and bee-keeping are subject to the provisions under Sec. 61-12-414 of this Chapter, as well as in Chapter 6 – Animal Control, Regulation and Care. Animals allowed for animal husbandry are defined in Sec. 6-6-3.

(b) Shelters and pen space (open space for free movement surrounded by a fence or other barrier) shall be provided and shall only be allowed in the rear of any lot; subject to the provisions of Table 61-12-414, and as illustrated in Figure 61-12-414(a) and Figure 61-12-414(b). Rear setbacks only apply when there is no alley to the rear of the property.

(c) The longest dimension of the pen space shall not exceed two (2) times the shortest dimension.

Secs. 61-12-414 415 – 61-12-420. Reserved.

Table 61-12-414. Animal husbandry and bee-keeping. Number limits; Space requirements; Setback requirements

<u>Animal</u>	<u>Number Limit</u>	<u>Shelter Space Per animal</u>	<u>Outdoor Pen Space Per animal (See also Figure 61-12-414(a))</u>	<u>Setback from all property lines</u>	<u>Setback of pen space from Neighboring Dwelling</u>	<u>Setback of pen space from Animal Owner Dwelling</u>
<u>Hens/Ducks</u>	<u>Eight (8) single species or combined</u>	<u>1.5 square feet</u>	<u>10 square feet</u>	<u>5 feet</u>	<u>30 feet</u>	<u>5 feet</u>
<u>Goats</u>	<u>At least two (2), but not to exceed four (4) that are over one year of age.</u>	<u>20 square feet</u>	<u>50 square feet</u>	<u>10 feet</u>	<u>50 feet</u>	<u>5 feet</u>
<u>Rabbits</u>	<u>Two (2) breeding pairs maximum. No offspring over six months permitted.</u>	<u>5 square feet</u>	<u>N/A</u>	<u>5 feet</u>	<u>30 feet</u>	<u>5 feet</u>
<u>Honey Bees</u>	<u>Two (2) hives, generally. Urban gardens may have up to six (6) hives; urban farms may have up to eight (8) hives. See Chapter 6 of this Code for additional provisions.</u>	<u>N/A</u>	<u>N/A</u>	<u>25 feet where the hive opening is facing away from doors and/or windows and neighboring residential properties; or, 5 feet where a flyway barrier is erected. See also Chapter 6 of this Code.</u>	<u>See Figure 61-12-414(b)</u>	<u>5 feet</u>

Figure 61-12-414(a). Setbacks and Pen Placement for Hens/Ducks, Goats, and Rabbits

Urban Agriculture Livestock Zoning Ordinance Flow Chart & Diagrams

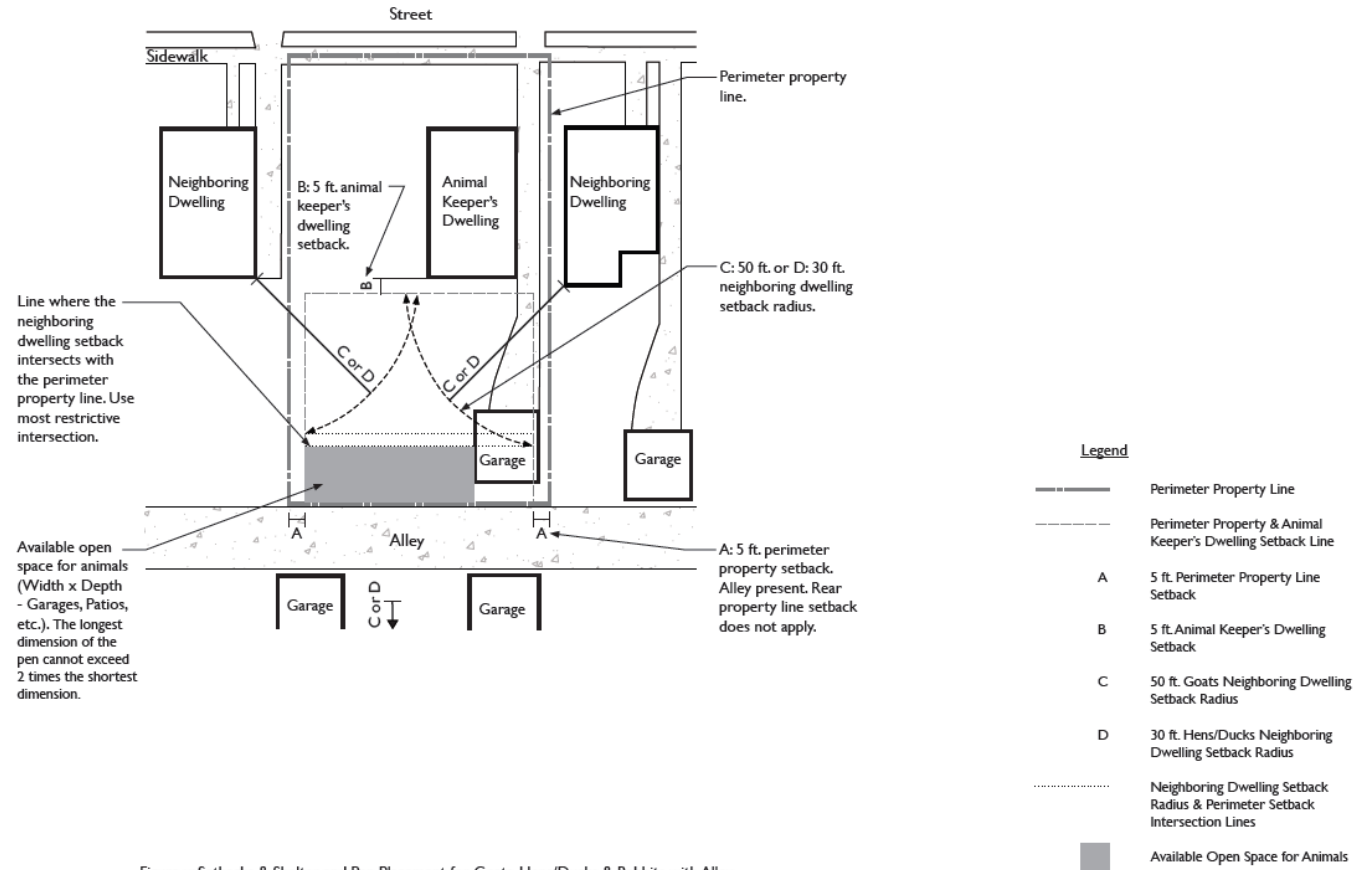


Figure x: Setbacks & Shelter and Pen Placement for Goats, Hens/Ducks & Rabbits with Alley

I.

Figure 61-12-414(b). Setbacks and Placement Options for Bee Hives and Flyway Barrier.

Urban Agriculture Livestock Zoning Ordinance Flow Chart & Diagrams

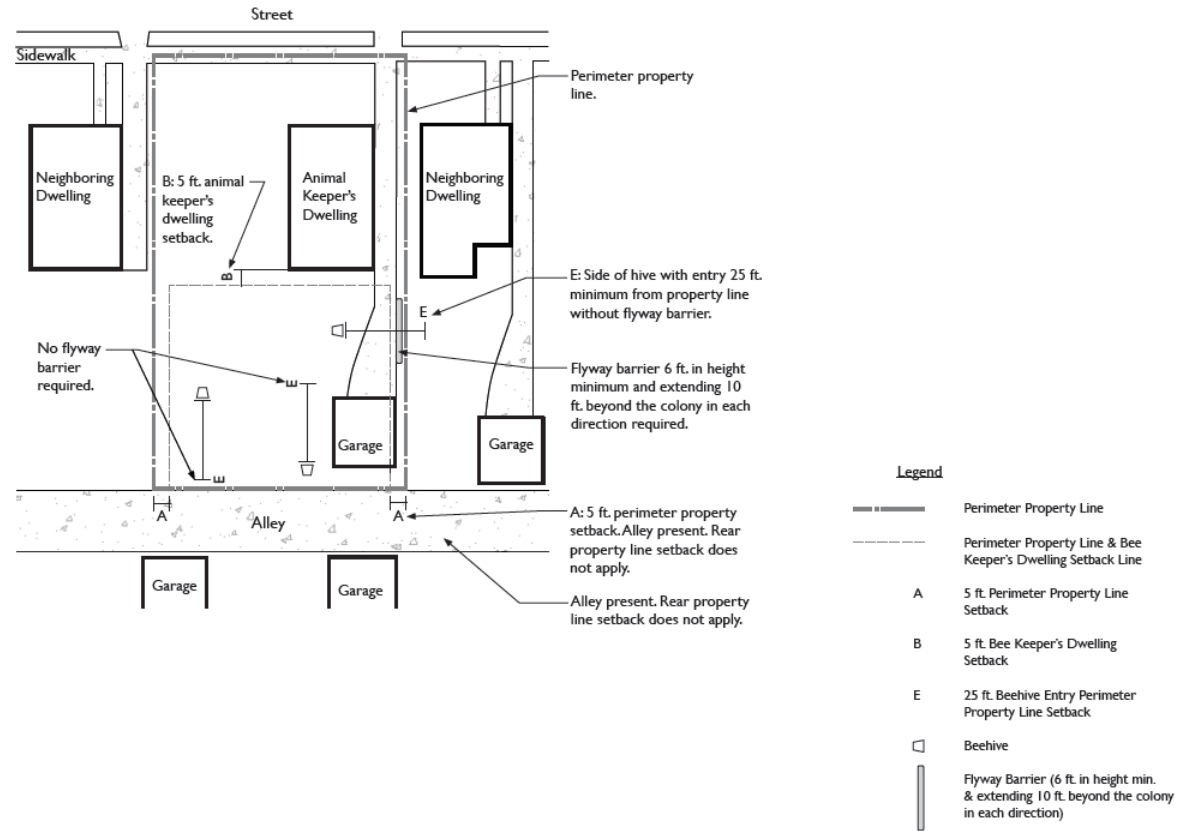


Figure x: Setbacks for Bees

ARTICLE XIII. INTENSITY AND DIMENSIONAL STANDARDS
DIVISION 2. MEASUREMENTS, REQUIREMENTS, EXCEPTIONS

Sec. 61-13-160. Intensity and Dimensional Standards for Animal Husbandry and Bee-keeping.

For intensity and dimensional standards for animal husbandry and bee-keeping, see

Sec. 61-12-414.

Secs. 61-13-160 ~~161~~– 61-13-170. Reserved.

ARTICLE XVI. DEFINITIONS AND RULES OF CONSTRUCTION
DIVISION 2. WORDS AND TERMS DEFINED

Term	Definition
Subdivision B. Letter "A"	
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 01-10, §1, 04-01-10)	

Sec. 61-16-33. Words and terms (An—As).	
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 44-06, §1, 12-21-06; Ord. No. 10-13, §1, 04-16-13; Ord. No. 38-14, §1, 10-16-2014)	
<u>Animal husbandry and bee-keeping</u>	<u>The keeping of animals and/or honey bees for personal consumption, use, and/or sale of certain of their products as determined by the City, and; according to State and/or Federal regulations. Animals allowed are specified in Chapter 6 of this Code. The animals allowed are for agricultural purposes and not to be considered the same as companion animals.</u>
Antenna	Any system of wires, poles, rods, reflecting discs, or similar devices, together with any supporting structure, used for the reception and/or transmission of electromagnetic waves.
Antenna - Category A	Television antennas not twenty-eight (28) square feet in area or six (6) feet in dish diameter, customarily though not exclusively erected from residential use, such as microwave-receiving antennas, and dipole "rod and mast" VHF-UHF antennas, hereinafter referred to as "conventional" television antennas

Antenna - Category B	Radio antennas and antenna towers, such as amateur radio antennas for ham/shortwave operations, and fixed-station antennas for business-band radio, citizens band radio, general mobile radio service and two-way radio.
Antenna - Category C	Dish antennas, such as satellite television antennas, also known as satellite dishes, earth stations, television receive-only (TVRO) antennas, earth terminals, and earth terminal antennas; other parabolic dish antennas and parabolic reflectors exceeding six (6) feet in diameter including, but not limited to, microwave-receiving antennas and studio-to-transmitter-link (STL) antennas.
Antenna - Category D	Antenna towers and poles exceeding seventy-five (75) feet in height from established grade, customarily though not necessarily housing multiple antennas, such as radio broadcasting towers, television broadcasting towers, microwave antenna towers, studio-to-transmitter links, and other communications, antennas including antennas for cellular telephone systems.
Approach Surfaces	[1] Instrument approach surfaces and non-instrument approach surfaces having a runway at least five thousand (5,000) feet in length; and [2] non-instrument approach surface having a runway with a length of two thousand (2,000) feet or more up to, but not including, five thousand (5,000) feet in length. (See Sec. 61-16-112 and Sec. 61-16-142.)
Aquaculture (Ord. No. 10-13, §1, 04-16-13)	The cultivation of marine or freshwater food fish, shellfish, or plants under controlled conditions. <u>See also definition for "Indoor growing system". (Sec.61-16-112).</u>
Aquaponics (Ord. No. 10-13, §1, 04-16-13)	The integration of aquaculture with hydroponics, in which the waste products from fish are treated and then used to fertilize hydroponically growing plants. <u>See also definition for "Indoor growing system". (Sec. 61-16-112).</u>
Arcade	A place, premises or establishment or room set aside in a retail or commercial establishment where three (3) or more coin-operated amusement devices are located, defined herein as a machine or device operated by means of the insertion of a coin, token or similar object, for the purpose of amusement or skill and for the playing of which a fee is charged. The term does not include vending machines in which are not incorporated gaming or amusement features, nor coin-operated mechanical music devices; nor mechanical motion picture devices. The definition shall not apply to coin-operated amusement devices owned or leased to establishments that are properly licensed for sale of beer or intoxicating liquor for consumption on the premises.
Arena	An enclosed structure with tiers of seats rising around a sports field, playing court or public exhibition area. Arenas are typically used for sports, entertainment and other public gathering purposes, such as athletic events, concerts, conventions, circuses and conferences.
Ash	The residue from the burning of wood, coal, coke or other combustible materials including incinerator ash and residue.
Assembly (Use Category) (Ord. No. 38-14, §1, 10-16-2014)	Activities or structures, generally of a commercial nature that draw members of the general public to specific events or shows. Examples include the following uses: <ul style="list-style-type: none"> •Assembly hall •Dance hall, public •Private club •Private lodge •Rental hall or banquet hall
Assembly hall	An enclosed place of assembly for the exclusive use of the owners of the facility or by the members of the association or organization controlling the premises.

	Such facility shall not be available for rental to the general public. Assembly halls are typically accessory to private clubs and private lodges and are located in a non-residential building.
Assessed valuation (Ord. No. 44-06, §1, 12-21-06; Ord. No. 10-13, §1, 04-16-13)	Assessed valuation means the assessed valuation in the records of the Assessor of the City of Detroit. With respect to exempt properties for which the assessed valuation is zero, an independent valuation from a reputable source, subject to review and acceptance by the Buildings, Safety Engineering and Environmental Department, may be presented by the owner as the basis for determinations required by this Chapter.
Assisted Living Facility	A residential care facility designed primarily for older people who typically have no serious health problems but who may have chronic or debilitating conditions requiring assistance with daily activities. Permitted services include but are not limited to staff-supervised meals, housekeeping and personal care, medication supervision, and social activities. Both private and shared sleeping rooms may be provided. Facilities providing regular care under supervision of physicians are not considered assisted living facilities.

Sec. 61-16-103. Words and terms (Hn-Hz).	
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13)	
Home Occupation	A business, profession, occupation or trade, conducted within a dwelling unit by a resident of the dwelling unit. Such occupation is incidental and subordinate to use of the dwelling for residential purposes.
Hoophouse or High Tunnel (Ord. No. 10-13, §1, 04-16-13)	An unheated structure whose roof and sides are made largely of transparent or translucent material (not glass) for the purpose of the cultivation of plants for personal use and/or for subsequent sale.
Horizontal Surface "A"	A circular plane, one hundred fifty (150) feet above the established airport elevation and having a radius of fifteen thousand (15,000) feet from the airport reference point.
Horizontal Surface "B"	A nearly rectangular plane, two hundred (200) feet above ground level, and longitudinally centered on the extended centerline of the major north-south runway at Detroit City Airport. Said plane begins at the periphery of horizontal surface "A", extends in both northerly and southerly directions to the City limits, and is four miles wide, <i>i.e.</i> , two miles on either side of the extended runway centerline.
Hospice	Facilities providing in-patient care for individuals suffering from a terminal illness.
Hospital (Use Category)	Uses providing medical or surgical care to patients and offering overnight care. Examples include medical centers, hospitals, and hospices. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category. Medical clinics or offices that provide care where patients are generally not kept overnight are classified as Offices.
Hotel	A building, or part of a building, or a group of buildings, on a single zoning lot, designed for or primarily occupied by transients: that contains more than ten (10) rooming or dwelling units, and where fewer than twenty-five percent (25%) of said units are independently accessible from the outside without the necessity of passing through the main lobby of the building. The term includes any such

	building or building group that is designated by the operator as a motor lodge, motor inn, or any other title intended for identification as providing lodging for compensation, and that is with or without a general kitchen and public dining room for the use of the occupants. Hotels are subject to licensing by the Business License Center, subject to the provisions of Chapter 44 of this Code.
House Trailer	Same as Trailer Coach. See "Recreational Vehicle" (<u>See Sec. 61-16-161</u>)
Household Living (Use Category)	<p>Residential occupancy of a dwelling unit by a "family." Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> •Loft •Mobile home park •Multiple-family dwelling •Residential use combined in structures with permitted commercial uses •Single-room-occupancy housing (SRO), nonprofit •Single-family detached dwelling •Single- or two-family dwelling combined in structures with permitted commercial uses •Town houses •Two-family dwelling <p>Lodging in a dwelling unit or where less than two-thirds (2/3) of the units are rented on a monthly or longer basis is considered a hotel, motel, public lodging house or rooming/boarding house use.</p>
Hydroponics (Ord. No. 10-13, §1, 04-16-13)	A method of growing plants without soil, using mineral nutrient solutions or water, or in an inert medium such as perlite, gravel, or mineral wool. . <u>See also definition for "Indoor growing system" (Sec. 61-16-112)</u>

Sec. 61-16-112. Words and terms (In-Iz).	
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 01-10, §1, 04-01-10; Ord. No. 13-11, §1, 8-23-11; Ord. No. 04-12, §1, 3-30-12; Ord. No. 10-13, §1, 04-16-13)	
Incidental (Ord. No. 01-10, §1, 04-01-10)	1) Occurring as a minor accompaniment; or 2) In the context of zoning and land use, an activity or item that occupies or involves not more than ten percent (10%) of a whole, such as gross floor area or inventory, is considered as an incidental use of the land, while an activity or item that occupies or involves more than ten percent (10%) of a whole is considered a principal use of the land.
Indoor growing system	<u>Systems for cultivation of plants (excluding marihuana, which is otherwise regulated), fish, seafood, and/or insects. These systems may include, but are not limited to: aquaculture; aquaponics; hydroponics; and minilivestock (insects).</u>
Industrial Service (Use Category) (Ord. No. 04-12, §1, 03-30-12; Ord. No. 10-13, §1, 04-16-13)	Uses engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Examples include the following uses: <ul style="list-style-type: none"> •Blueprinting shop •Boiler repairing •Construction equipment, agricultural implements and other heavy equipment repair or service •Contractor yard, landscape or construction •Junkyard •Laundry, industrial •Lumber yard •Machine shop •Outdoor storage yard •Research facilities •Research facilities •Tires, used: sales and/or service •Towing service storage yard •Trade services, general •Truck stop •Welding shop
Institutional Bulletin (Ord. No. 34-05, §1, 12-06-05; Ord. No. 13-11, §1, 8-23-11)	A business sign of any public civic, or institutional land use specified in <u>ARTICLE XII. DIVISION 1. Subdivision C</u> of this Chapter, other than family day care homes and group day care homes, and a business sign of any fraternal or philanthropic organization, provided, that said sign is located on the premises and limited to bearing only information related to activities conducted on the premises, persons involved, or other identification information.
Institutional Living (Use Category)	Occupancy of an institutional structure (not a dwelling unit) by a group of people who do not meet the definition of Household Living. Care givers may or may not reside at the site. Examples include the following uses: <ul style="list-style-type: none"> •Boarding school •Child caring institution •Dormitory •Penal or correctional institution; detention facility •Pre-release Adjustment Center
Intensification of Use	An intensification of use occurs where a use is added to an existing land use without the physical expansion of the building, structure, lot, or gross floor area.

<p>(Ord. No. 20-05, §1, 5-29-05)</p>	<p>As an example: where a conditional use, regulated use, controlled use, or nonconforming use that occupies a single-story building were to add an additional use under the same roof, and that additional use is reached through the same entrance as the original use and the additional use is not separated from the original use by a tenant separation wall, then it would be considered an intensification of the original use even though the gross floor area had not been increased.</p> <p>However, where a land use that occupies a single-story building were to subdivide its floor area by a tenant separation wall and were to provide a separate entrance from the outside to the subdivided space, it would not be considered an intensification of the original use, but rather the establishment of a new principal use at a different address.</p>
<p>Intermodal freight terminal</p>	<p>The site at which freight is transferred between railroad flat cars and trucks, typically involving containers or trailers.</p>
<p>Instrument Approach Surface and Non-instrument Approach Surface Having a Runway at Least five thousand (5,000) Feet in Length</p>	<p>A plane longitudinally centered on the extended runway centerline beginning at each end of the runway and extending five hundred (500) feet outward at the elevation of the approach ends of the runway and then sloping upward at a slope ratio of one (1) to forty (40) to an altitude of one hundred fifty (150) feet above the established airport elevation. The instrument approach area surface is one thousand (1,000) feet wide for the first five hundred (500) feet and then expands uniformly to a width of three thousand one hundred (3,100) feet at a distance of six thousand five hundred (6,500) feet from the end of the runway.</p>
<p>Intensity of Land Use</p>	<p>The intensity of a land use shall be based on the zoning district where the specified land use initially appears in the zoning ordinance as a use permitted as a matter of right.</p> <p>For example, a land use first listed as a matter of right use in <u>ARTICLE X</u> of this Chapter (industrial zoning districts) shall be deemed more intensive than a land use first listed as a matter of right use in <u>ARTICLE IX</u> (business districts), and a land use first listed as a matter of right use in <u>ARTICLE IX</u> shall be more intensive than a land use first listed as a matter of right use in <u>ARTICLE VIII</u> (residential districts).</p> <p>Similarly, within a given Article, zoning districts bearing a higher number shall be deemed more intensive than districts bearing a lower number; for example, a use first permitted as a matter of right in the M4 District, shall be deemed more intensive than a use first permitted as a matter of right in the M2 District. For a land use not permitted in any zoning district as a matter of right, but exclusively as a Conditional Use, the intensity of that land use in comparison to another shall be determined according to the zoning districts where the two land uses are first conditionally permitted.</p>

<p>Subdivision C. Letter “U”</p>	
<p>Sec. 61-16-191. Words and terms (Ua-Us).</p> <p>(Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13)</p>	
<p>Underground Storage Tank</p>	<p>A tank or combination of tanks, including underground pipes connected to the tank or tanks, which is, was, or may have been used to contain hazardous substances, and the volume of which, including the volume of the underground</p>

	pipes connected to the tank or tanks, is ten percent (10%) or more beneath the surface of the ground.
Urban farm (Ord. No. 10-13, §1, 04-16-13)	A zoning lot, as defined in this article, over one acre, <u>Over one acre of land, under common ownership, which is: contiguous; or, non-contiguous and on the same block; or, contiguous or non-contiguous and separated by a right-of-way not greater than 60 feet in width</u> used to grow and harvest food crops and/or non-food crops for personal or group use. An orchard or tree farm that is a principal use is considered an urban farm. An urban farm may be divided into plots for cultivation by one or more individuals and/or groups or may be cultivated by individuals and/or groups collectively. The products of an urban farm may or may not be for commercial purposes.
Urban garden (Ord. No. 10-13, §1, 04-16-13)	A zoning lot as defined in this article, up to one acre of land, <u>Up to one acre of land, under common ownership, which is: contiguous; or, non-contiguous and on the same block; or, contiguous or non-contiguous and separated by a right-of-way not greater than 60 feet in width</u> used to grow and harvest food or non-food crops for personal or group use. The products of an urban garden may or may not be for commercial purposes.
Use	The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.
Use, Accessory	See “Accessory Use”
Use, Principal	See “Principal Use”
Used auto parts sales	An auto parts sales facility shall be deemed a “Used auto parts sales” facility, and not a retail store, when used auto parts comprise more than ten percent (10%) of the facility’s inventory.