

Sec. 61-3-128 | Submittal requirements for urban farms and other agricultural uses.

- (5) As may be required by the Planning and Development Department, documentation in advance, of compliance with the Operational Performance Standards, as provided for in ARTICLE XIV, Division 7 of this Chapter.

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 20-05, §1, 5-29-05; Ord. No. 37-17, §1, 2-6-2018)

Sec. 61-3-128. Submittal requirements for urban farms and other agricultural uses.

Plans for urban farms and other agricultural uses shall include the following:

- (1) Name, address, and telephone number of the applicant.
- (2) Project name.
- (3) Project address.
- (4) Gross site area.
- (5) Legal description with land area in square feet or acres.
- (6) Location map showing:
 - (a) Site location.
 - (b) Current zoning designation of project area and properties adjacent and across any alley.
 - (c) Major roads and railroads.
- (7) Existing conditions description indicating:
 - (a) Delineated locations and boundaries of wetlands.
 - (b) Locations of all lakes, streams, rivers, creeks, brooks, ponds.
 - (c) Location of all existing structures on subject parcel and all structures within one hundred (100) feet of subject parcel.
 - (d) Delineated locations of sensitive land uses such as residences, schools, churches, hospitals, convalescent homes, child care centers or child caring institutions, hotels or motels, public parks, and similar community facilities within one hundred (100) feet of the subject parcel.
- (8) A site plan that depicts or discloses the following specific information where applicable:
 - (a) Crop areas and general description of proposed crops.
 - (b) Location, description, and dimensions of proposed structures.
 - (c) Setbacks.
 - (d) Fencing or walls.
 - (e) Location of compost piles.
 - (f) Ingress and egress.

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- (g) Location of loading areas.
 - (h) Location of trash containers and/or dumpsters.
 - (i) Location of storage structures and items to be stored.
- (9) A narrative that describes the following as applicable:
- (a) The types, methods of application, and location of covered storage facilities for proposed pesticides, herbicides, fertilizers, and any other chemicals that will be used as part of the operation and processes.
 - (b) The type of machinery and equipment proposed or any other facet of the proposed operation, especially as regards external emissions, such as noise, vibration, smoke, odor, dust, dirt, or other externality that may be a nuisance to adjacent surrounding land uses.
 - (c) Environmental impact of the proposed operation, especially with regard to air quality, water quality, soil erosion, and sedimentation.
 - (d) Types of vehicles, hours, frequency of use, and the proposed access routes.
 - (e) Waste-handling and disposal procedures for such as manure, organic and non-organic matter, and wastewater.
 - (f) A plan for the use of best management practices necessary to control erosion, minimize dust, and prevent the contamination of sotrmwater runoff by nutrients or sediment.
 - (g) Evaluation of existing soil conditions and plans to mitigate soil issues, as necessary, and/or demonstration of how methods of cultivation and crops are protected from possible negative impacts.
 - (h) The applicant's compliance with any existing land use grants at other locations, and the operation's compliance with environmental, zoning, City of Detroit Master Plan, and any other applicable regulations, plans, and policies.

(Ord. No. 10-13, §1, 04-16-13; Ord. No. 37-17, §1, 2-6-2018)

Secs. 61-3-129–61-3-140. Reserved.

Subdivision C. Authority to Review and Approve Site Plans.

Sec. 61-3-141. Planning and Development Department.

Within the following zoning districts, the Planning and Development Department shall have the power to review and approve preliminary and final site plans: R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, SD1, SD2, SD3, and SD4 with less than three (3) acres. The Buildings, Safety Engineering and Environmental Department is authorized to participate in the review of all site plans. The Planning and Development Department shall involve other such departments as deemed necessary for proper site plan review, including, but not limited to, the Recreation Department; review of agricultural uses shall also include the City Planning Commission staff, the Department of