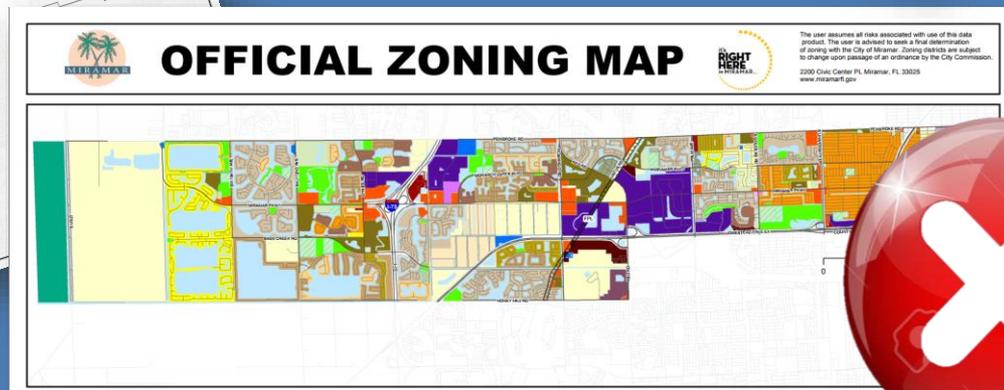
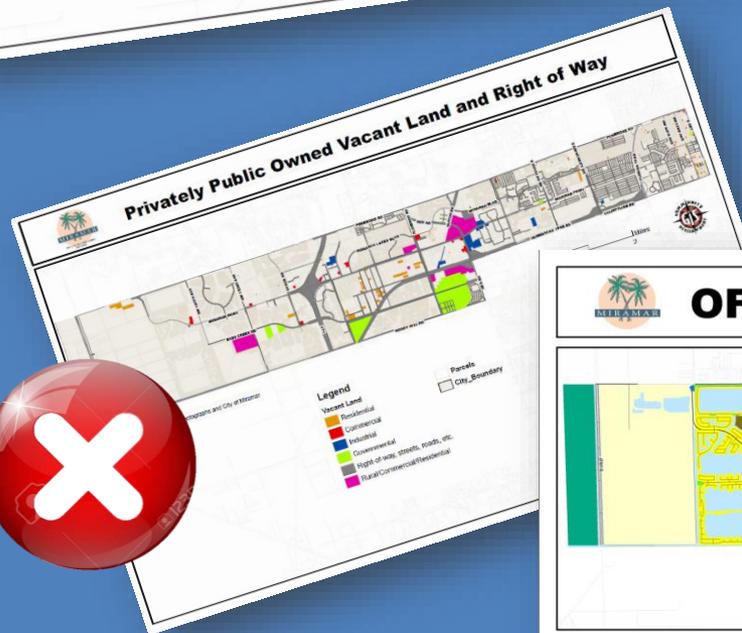
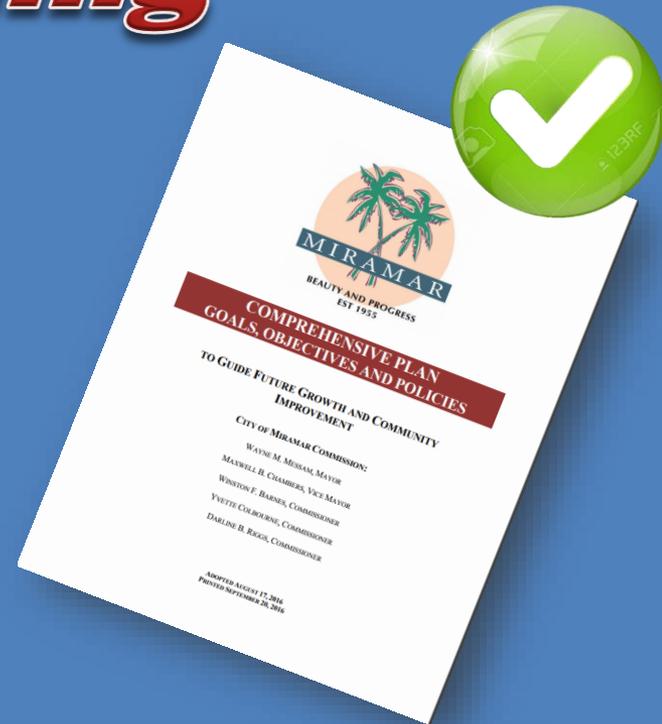
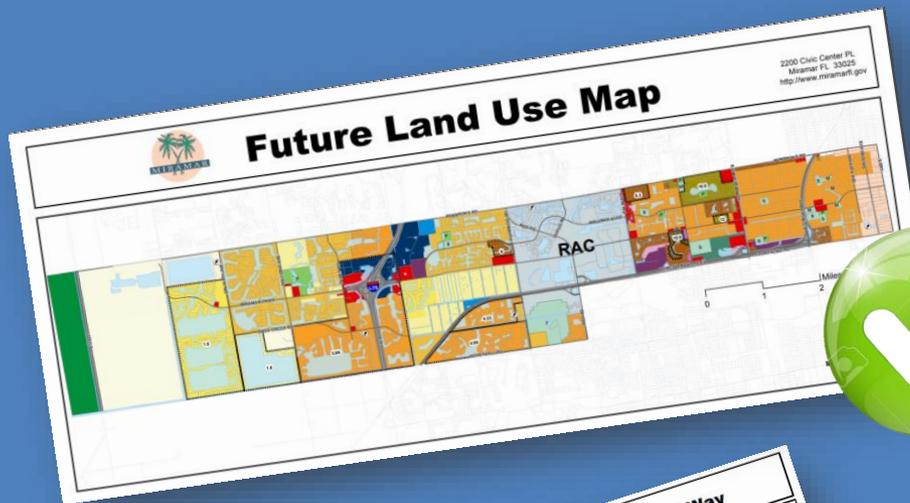


...Land Use & Zoning



...Residential Zoning Regulations

Residential Zoning Districts in relation to Sustainable & Green Uses

TYPE	RL	E	RS1	R1B	RS3	RS4	RS5	RS6	RS7	RM10	RM16	RM25
Community gardens	Allowed	Not Mentioned										
Farmers Markets	Not Mentioned											
Market Gardens	Not Mentioned											
Mobile Markets	Not Mentioned											
Cottage Industry Incubation	Not Mentioned											
Community Kitchens	Not Mentioned											
Local Food Procurement	Not Mentioned											
Composting	Allowed	Not Mentioned										
Food Hubs	Not Mentioned											

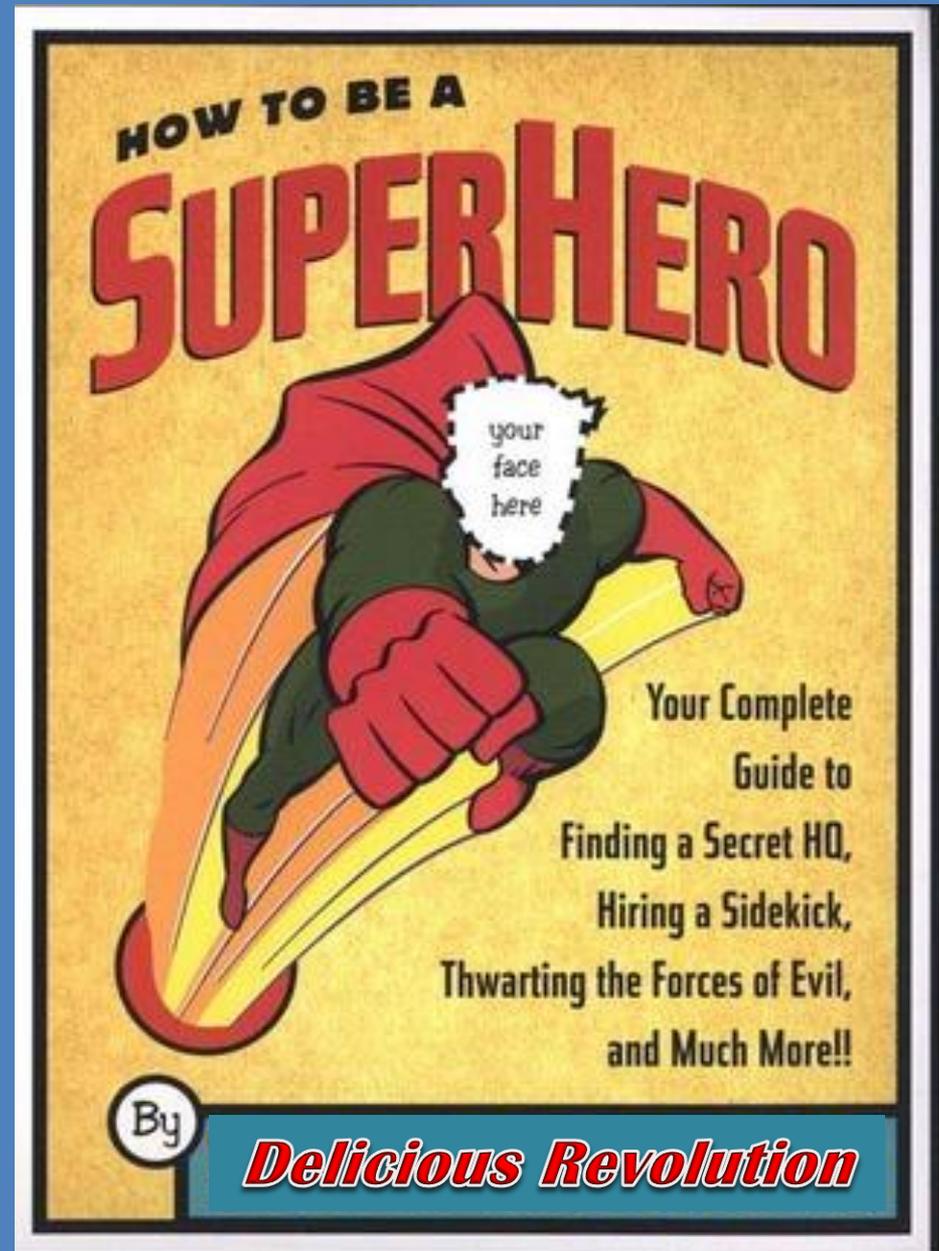
Legend

Allowed in the LDC
Prohibited in the LDC
Not Mentioned in LDC



The Miramar Case Study

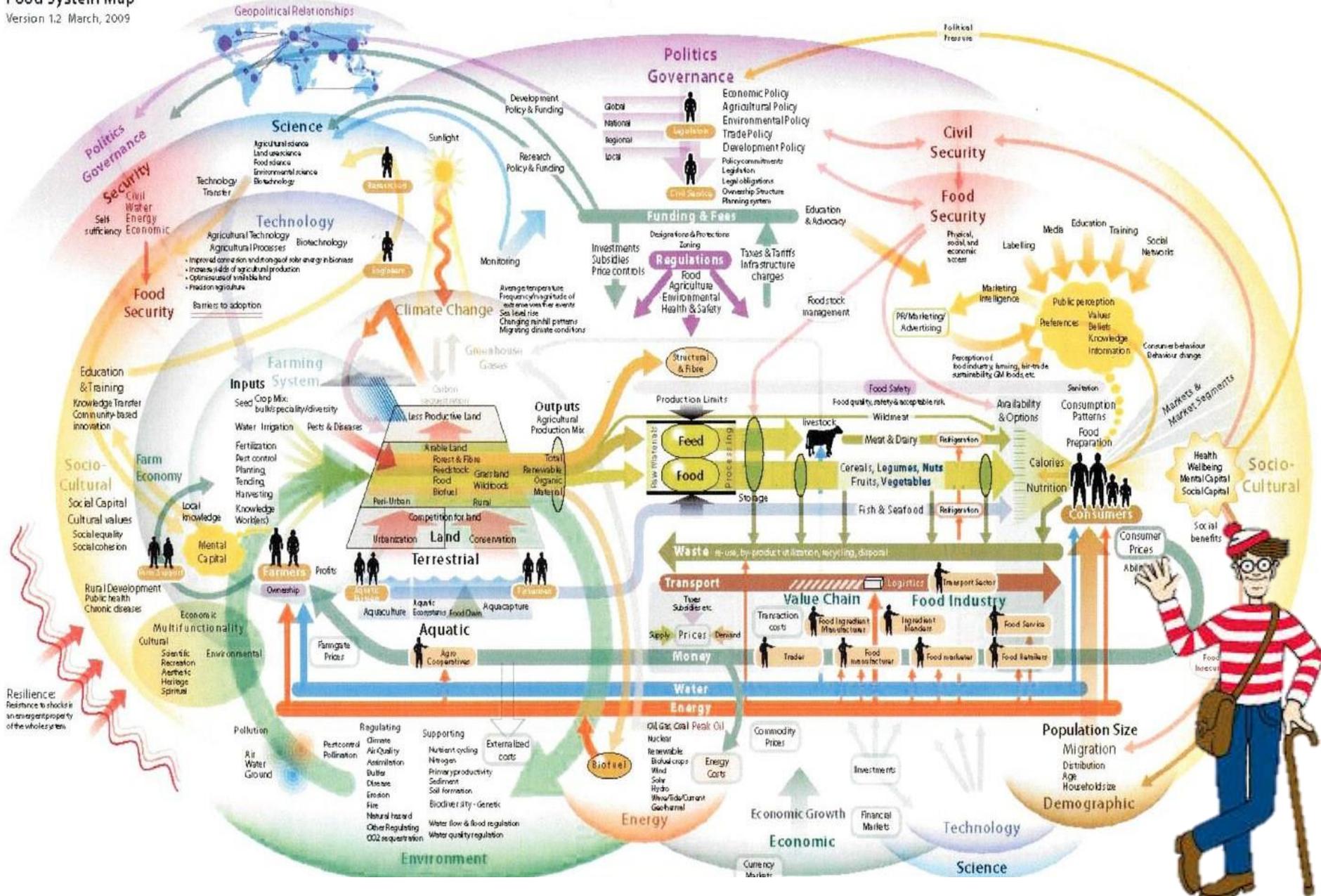
***“LOCAL FOOD
SYSTEMS
CULTIVATE
ECONOMIC
VITALITY”***



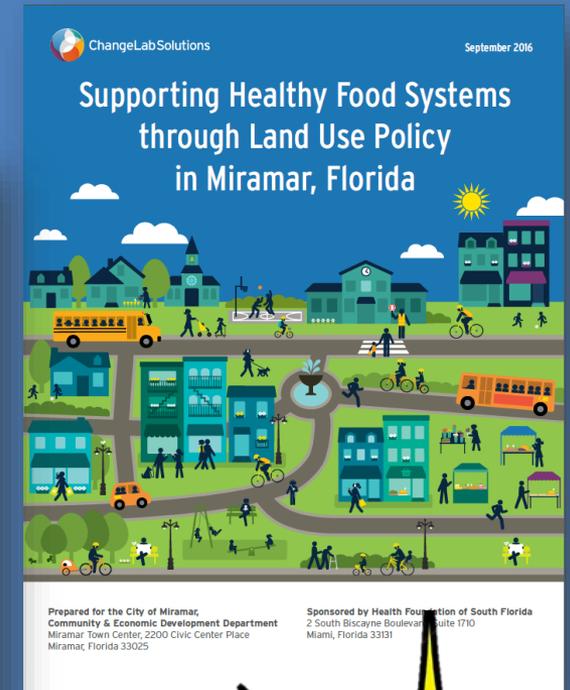
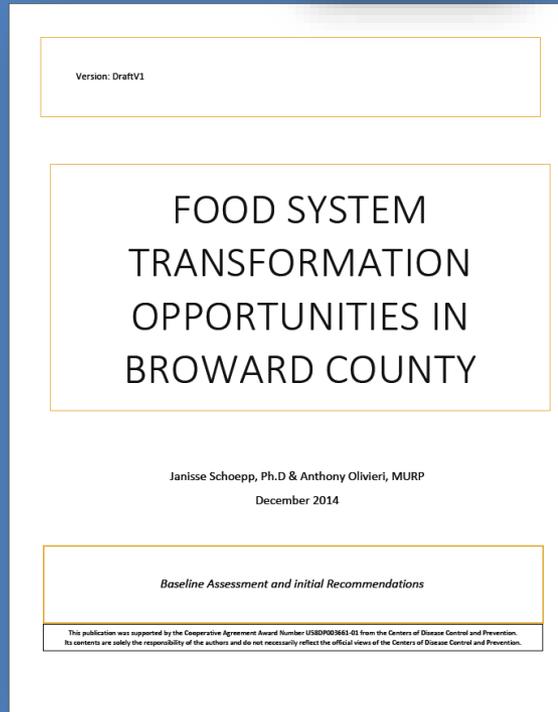
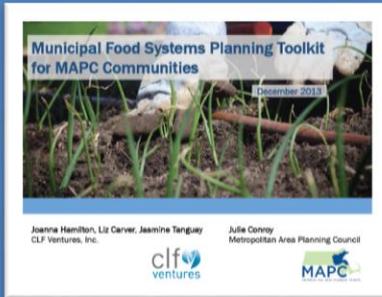
The Global Food System

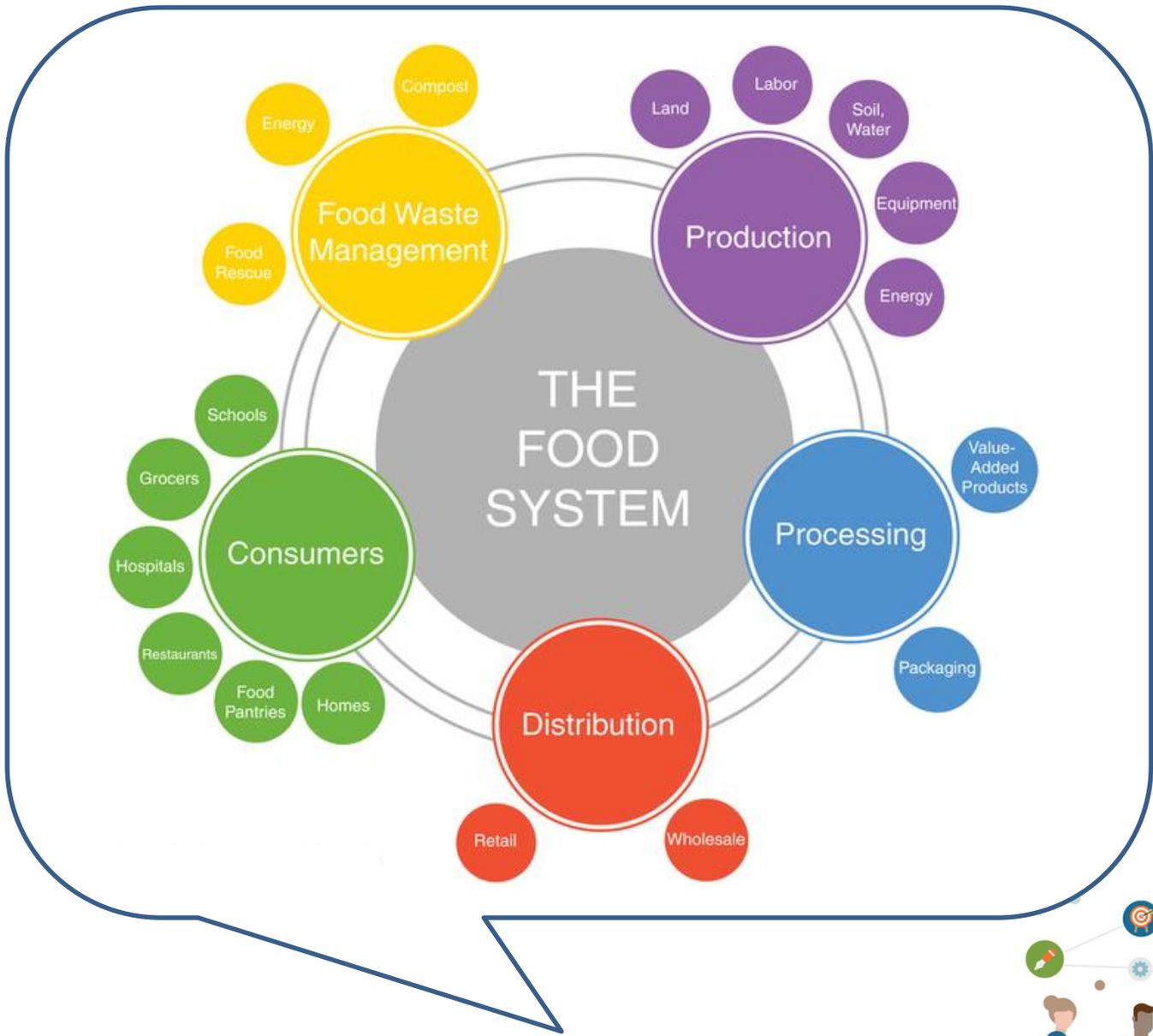
Food System Map

Version 1.2 March, 2009



...Research & Input





Superhero what's your kryptonite?

Superhero what increases your super powers?



Single-Use Zoning

Mixed Uses

YIMBYism
(Yes In My Back Yard)

THE LEGISLATOR



Lack of Food Access

Vibrant Local Distribution Systems

THE CHEF



Lack of land where to grow!

Land Use regulations supporting small farms

THE FARMER



National Obesity Rate

Edible Schoolyards

THE PROFESSOR

RESEARCH

**Principal
Uses**

**Accessory
Uses**

USES

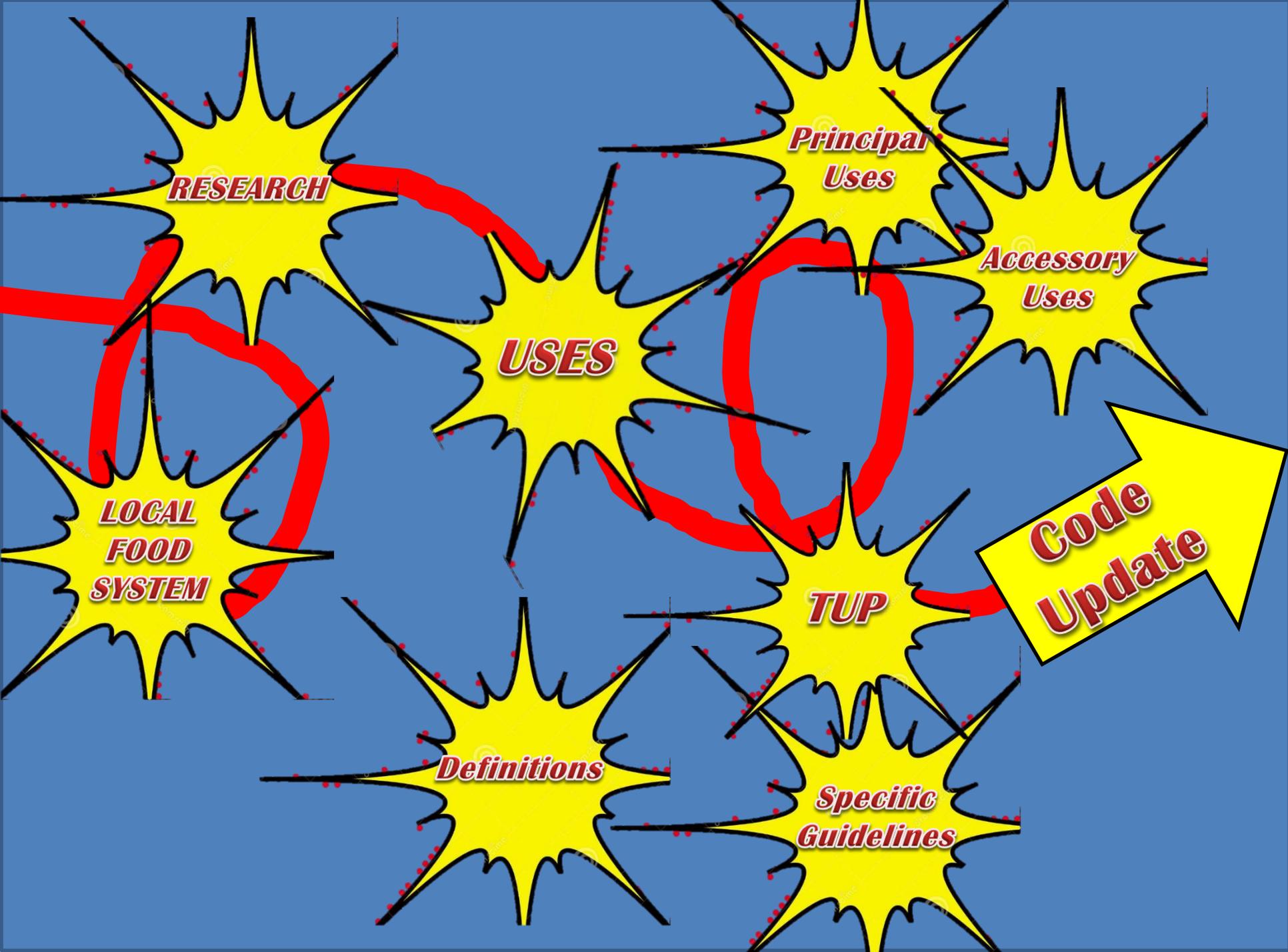
**LOCAL
FOOD
SYSTEM**

TUP

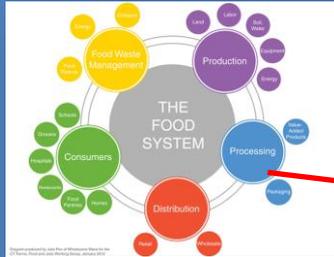
**Code
Update**

Definitions

**Specific
Guidelines**



Identified uses that made sense for us :



- Rural Agriculture*
- Animal breeding*
- Mobile produce vending*
- Farmers' Markets*
- Market Garden*
- Urban Farms*
- Urban Gardens*
- Fleet Farming*
- Community Gardens*
- Cottage Food Incubation*
- Community Kitchens*
- Vertical Farms*
- Food Hubs*
- Composting Areas*
- Rooftop Garden*
- Backyard Chickens*
- Beer Gardens*
- Hydroponic Gardens*

Paired uses with zoning

Chose one:

- *Principal Use*
- *Accessory Use*
- *Temporary Use*
- *Conditional Use*

Definitions and Guidelines

Yah...
No...
Later

Example Adaptive Re-Use Warehouse Converted to Vertical Farm



INDOOR VERTICAL FARM

- **Is it right for Miramar Y/N**
- **If Y ... where?**
- **By right? Or Accessory?**
- **T.U.P.? Or C.U.?**
- **Rules – definitions & guidelines**

RESIDENTIAL MULTI-FAMILY

TABLE 402-1C

RESIDENTIAL MULTI-FAMILY RM1 / RM2 / RM3 / RM4

	PERMITTED	ACCESSORY	CONDITIONAL USE	PROHIBITED
SINGLE FAMILY ¹			✓	
DUPLEX	✓			
TRIPLEX AND QUADRUPLX	✓			
TOWNHOUSES	✓			
APARTMENTS	✓			
ACCESSORY DWELLING UNIT		✓		
GROUP HOMES	✓			
ASSISTED LIVING FACILITIES	✓			
ADULT FAMILY CARE HOMES	✓			
PARKS			✓	
SCHOOLS			✓	
LIBRARIES			✓	
AGRICULTURAL AND RELATED				✓
ANIMAL BREEDING, RAISING, TRAINING, BOARDING OR RIDING				✓
MOBILE PRODUCE VENDING		✓		
FARMERS' MARKETS		✓		
URBAN FARMS		✓	✓	
URBAN GARDENS		✓		
COMMUNITY GARDENS		✓		
BEES		✓		
COTTAGE FOOD OPERATORS		✓		
BED & BREAKFAST	✓	✓		
VACATION HOMES	✓	✓		
SHORT TERM RENTALS	✓	✓		
LIVE-WORK	✓			
TINY HOMES		✓		
MANUFACTURED HOMES	✓			
MICRO-UNIT ²	✓			
PUBLIC UTILITIES		✓		
NEIGHBORHOOD SUPPORT BUSINESS AND RETAIL FACILITIES				
GOVERNMENT			✓	
POLICE-FIRE FACILITIES			✓	
TELECOMMUNICATION				✓

*Identified local food
Components - Uses*

Reviewed each use

*Chose Principal Use
Or Accessory Use*

*In some cases
Temporary Use
Or Conditional Use*

**Tackled
It!**

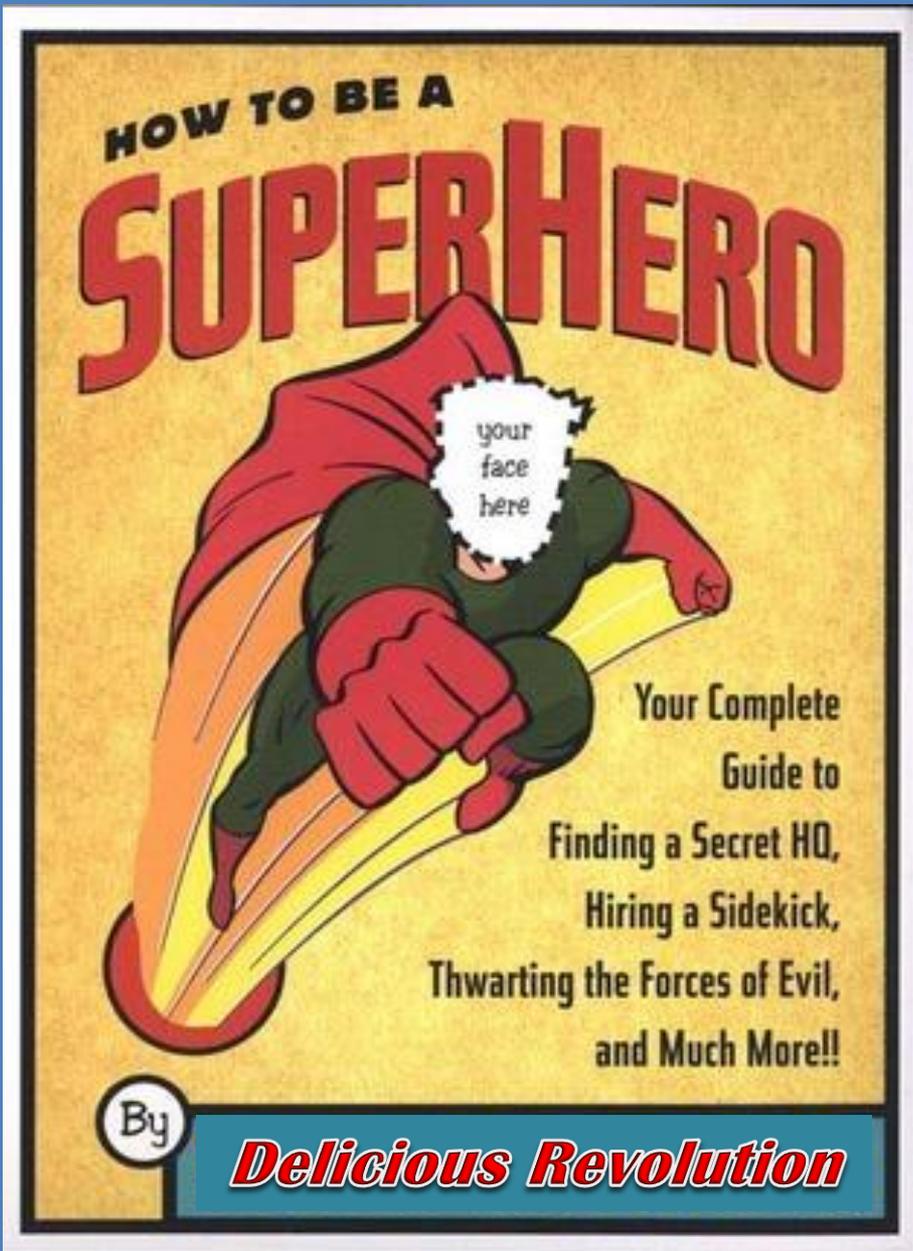
Example Urban Farm – Residential Food Garden



URBAN GARDEN

- **Is it right for Miramar Y/N**
- **If Y ... where?**
- **By right? Or Accessory?**
- **T.U.P.? Or C.U.?**
- **Rules – definitions & guidelines**





...You!!!

- ***Local champions***
- ***Stakeholders***
- ***Partners***
- ***Experts***
- ***Regulations***
- ***Dialogue***

***EVERYONE CAN MAKE
A DIFFERENCE!***

***YOU CAN BE A
SUPERHERO!!!!***