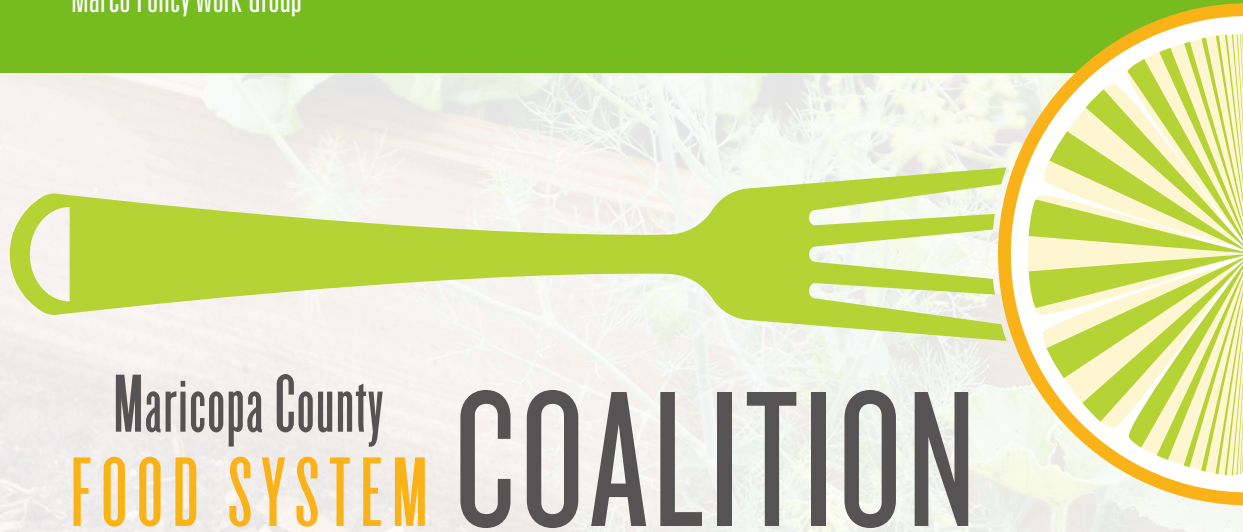


MARICOPA COUNTY FOOD SYSTEM LOCAL BEST PRACTICES: POLICIES & REGULATIONS

2020

A Report by the
Maricopa County Food System Coalition (MarCo)
Volume I of III of The Public Policy Project
MarCo Policy Work Group



Maricopa County
FOOD SYSTEM COALITION



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- Katie Wilken, Planning Manager
- Alex, Lestinsky, Planner I
- Joe Schmitz, Long Range Planning

Town of Wickenburg

- Steve Boyle, Director, Community Development and Neighborhood Services
- Pamela Green, Director, Economic Development

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- Adam Pruett, Planning Manager
- Carin Imig, Community Assistance Manager
- Dawn Prince, Assistance to the City Manager
- Debbie Pearson, Senior Human Services Coordinator
- Lisa Estrada, Economic Efficiency and Sustainability Manager
- Paula Considine, Recreation Superintendent

City of Tempe

- Ambika Adhikari, Principal Planner, Long-Range Planning
- Steve Abramson, Principal Planner
- Robbie Aaron, Planner Steve

Town of Queen Creek

- Sarah Clark, Senior Planner
- Constance Halonen-Wilson, Public Information Officer

City of El Mirage

- Sharon Antes, City Clerk
- Autumn Grooms, Community Garden, Grants and Special Programs Administrator
- Jose Macias, GIS/Development Services Coordinator

City of Buckeye

- George Flores, Director, Development Services
- Terry Hogan, Deputy Planning Director
- Edward Boik, Principal Planner
- Adam Copeland, Principal Planner

Town of Gilbert

- Amy Temes, Interim Principal Planner
- Ashlee MacDonald, Senior Planner
- John Rogers, Planner II
- Sydney Bethel, Planner II

City of Phoenix

- Joshua Bednarek, Principal Planner
- Samantha Keating, Principal Planner
- Venia Fletcher, Planner
- Kaelee Wilson, Village Planner

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- John Wesley, Planning Director
- Tom Ellsworth, Principal Planner

MAKING IT POSSIBLE

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CONTENTS

- **ACKNOWLEDGEMENTS** 1
- **TABLE OF CONTENTS** 2
- **i PREFACE** 4
 - Background 4
 - The Public Policy Project – Analyzing Local Public Policies and Regulations 5
- **ii INTRODUCTION** 6
 - Project Overview 6
 - How to Use This Guide 6
 - How Do Public Policies & Regulations Impact the Local Food System? 6
- **I METHODOLOGY** 8
- **II OVERVIEW OF MARICOPA COUNTY CITIES AND TOWNS** 10
- **III GENERAL PLAN PROVISIONS** 12
 - General Plan Provision Opportunities 12
 - Best Practice Strategies for General Plan Provisions 13
 - Table 3. Examples of General Plan Provisions That Include Food System Language 14
 - Stories from the Field: The City of Phoenix is Leading the General Plan Way 18
 - Stories from the Field: Phoenix Food Action Plan 19
 - Stories from the Field: A Plan for Food System Success – Buckeye, Arizona 20
- **IV ZONING CODE PROVISIONS** 22
 - Best Practice Strategies for Zoning Code Provisions 23
 - Table 4. Examples of Zoning Regulations That Include Food System Language 24
 - Stories from the Field: Phoenix Brownfields to Healthfields – Phoenix, AZ 27
 - Stories from the Field: Agritopia – Gilbert, AZ 28
 - Stories from the Field: City of Mesa Zoning Code 30
 - Zoning Code Provision Opportunities 31
 - Homeowner Associations and Challenges with Zoning Codes 31
- **V WATER USE** 32
 - Best Practice Strategies Water Use 33
 - Water Use Opportunities 34
 - Stories from the Field: City of Tempe Greywater Rebate Program 35

VI	LOCAL FOOD PRODUCTION	36
	Local Food Production Opportunities.....	36
	Best Practices for Local Food Production	37
	Stories from the Field: Steadfast Farm at Eastmark – Mesa, AZ.....	38
	Stories from the Field: El Mirage Community Garden – El Mirage.....	40
	Stories from the Field: Tempe Community Action Agency Community Gardens – Tempe	41
VII	FOOD WASTE	42
	Food Waste Opportunities	42
	Best Practice Strategies for Food Waste.....	43
	Stories from the Field: City of Tempe Compost Program	44
	Stories from the Field: Sustainable University – Peoria, AZ	45
VIII	ECONOMIC DEVELOPMENT OPTIONS	46
	Economic Development Opportunities.....	46
	Local Best Practice Strategies for Economic Development.....	47
	Stories from the Field: Sun Produce Cooperative.....	48
	Stories from the Field: Spaces of Opportunity – South Phoenix, AZ	49
	Stories from the Field: Queen Creek Olive Mill - Queen Creek, AZ.	50
	Stories from the Field: Farm Express – Phoenix and Tempe, AZ.....	51
IX	CONCLUSION	52
X	SOURCES	53
XI	APPENDIX A	55
XII	APPENDIX B	61

The Maricopa County Food System Coalition (MarCo) was established in 2015 for the purposes of understanding and impacting the relationships between the various elements of the local food system. MarCo is focused on identifying and addressing issues in the Maricopa County Food System that limit access to healthy, locally grown food. To gain a better understanding of the local food system, MarCo received a grant from the Gila River Indian Community (GRIC) to prepare a comprehensive Community Food Assessment (CFA).

Background

The #1 industry in Maricopa County is growth and development. Maricopa County is consistently one of the fastest growing counties in the United States. The County population has more than quadrupled in the past fifty years.¹ The population of Maricopa County skyrocketed from 946,000 in 1969 to over 4.4 million in 2018. During that same timeframe, the total amount of irrigated acreage available for growing food crops has decreased 458,055 acres to 180,214 acres.^{2,3} As a result of the transition of agricultural land to urban land uses, as well as the inherent conflicts between agricultural land uses and urban land uses, it has become more difficult to grow and sell food locally. Currently, Maricopa County has the highest market value of agricultural products in the state of Arizona, and it ranks 22 of 3,077 counties in the country. However, this will likely change as due to the rapid decline in agriculture land throughout the county.

What we've learned from the CFA is that the current food system isn't working well. Maricopa County consumers spend \$12 billion each year on food, however, \$10 billion of that is for food sourced outside of the county. There is a two-fold impact to this trend. On the one hand, it is becoming more and more difficult to be a farmer. While the costs of farming have increased, incomes for most farmers have steadily declined – especially for small farmers. On the other hand, the quality of life of our County's residents is negatively impacted. Less food grown and sold locally means that it is more difficult for people to access healthy, affordable food to feed themselves and their families.

The rate of food insecurity in Maricopa County is 13.7% as compared to the national rate of 12.5%. Even worse, 1 in 5 Maricopa County children experience limited or uncertain availability of food. This not only contributes to hunger and malnutrition but contributes to health issues for multiple diet-related chronic diseases such as Type-II Diabetes for which the state of Arizona spends almost \$5 billion per year for medical costs. In order to reverse the trend, we need solutions from all levels of government.⁴

¹ TUS Census Bureau. QuickFacts Maricopa County, Arizona. Available at [census.gov/quickfacts/maricopacountyarizona](https://www.census.gov/quickfacts/maricopacountyarizona)

² US Department of Agriculture. 2017 Census of Agriculture. County Profile Maricopa County Arizona. Available at https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Arizona/cp04013.pdf

³ US Department of Agriculture. 1969 Census of Agriculture. County Data Maricopa County. Available at http://usda.mannlib.cornell.edu/usda/AgCensusImages/1969/01/43/counties/Arizona_countyData_1969_Maricopa.pdf

⁴ Meter K, Goldenberg MP, Ross P. Building Community Networks through Community Foods. July 2019. Available at <http://www.crcworks.org/azmaricopa18.pdf>

The Public Policy Project — Analyzing Local Public Policies and Regulations

A thriving local food system can help make fresh, healthy and affordable food available to residents by supporting local growers. To make this a reality, we know that major changes need to be made. These changes must apply to large farmers where applicable, but more specifically to small growers who are attempting to make a living growing healthy food on a small parcel most likely surrounded by some form of urban development. What we may not always consider is that cities and towns can work to develop public policies and regulations that can be used to empower local food growers.

The MarCo Policy Work Group (PWG) initiated the Public Policy Project (PPP) as a critical element of the Community Food Assessment. The PWG recognized the role that public policies and regulations play in how local agriculture can be accepted and encouraged. The PWG also recognized that without the appropriate policies and regulations in place, local agriculture will be restricted and not be successful.

In response, the PPP, as an important component of the CFA, addresses public policy and regulations in the food system by examining major issues confronting local agriculture:

- agriculture land transitioning to urban land uses;

- public policies & regulations not written to accommodate urban agricultural uses;
- the need for municipalities to create an inventory of “urban ag parcels”;
- defining the struggle by small producers to fit within a land use system that is adjusting to providing opportunities for local food production;
- and a realistic approach to preservation of farmland.

In this Local Best Practices Report, we hear from 10 cities and towns in Maricopa County about unique ways that municipalities are addressing issues confronted by farmers by improving the local food system through setting goals, adopting policies and regulations that make the production, distribution and consumption of healthy, local food a priority for their communities.

Addressing public policy and monitoring implementation action steps is a critical component of most, if not all, food policy organizations. The underlying goal of this report is to create an environment of learning where local best practices are highlighted and shared. The Local Best Practices Report is an opportunity for local governments to share expertise and serve as a reference guide to identify new, innovative public policies and regulation that enhance the food system in Maricopa County.

Co-chairs of the Maricopa County Food System Coalition Policy Workgroup



Dean Brennan, FAICP
Arizona Alliance for Livable
Communities (AALC)
dbrennan_plc@cox.net



Kenneth Steel, MPH
Pinnacle Prevention
*(At time of report development,
Maricopa County Dept.
of Public Health)*
kennethsteel@pinnacleprevention.org

ii INTRODUCTION

Project Overview

Established in 2015, the Maricopa County Food System Coalition (MarCo) is a voluntary community organization that advocates for the regeneration and advancement of the local food system in Maricopa County. To support that goal, MarCo adopted the following mission “To support and grow a food system in Maricopa County that is equitable, healthy, sustainable, and thriving.”

MarCo focuses on innovative and collaborative solutions to food system issues impacting food production, processing, distribution/access, consumption and food waste. MarCo is made up of a broad cross section of members interested in improving the local food system. This includes representatives from agriculture, health, social service, academia, food outlets, food processing and distribution, the private sector, foundations, and public policy agencies.

In the fall of 2016, MarCo received a grant from the Gila River Indian Community (GRIC) to fund a Community Food Assessment (CFA). A CFA is an evaluation tool used to measure the food assets and needs of a specific community or region and point to opportunities for improvement. MarCo’s CFA will:

- Inform MarCo members and others on the nature of the food system as it currently operates within Maricopa County and the GRIC.
- Inform MarCo members and others on the existing assets, needs and opportunities to support and grow a food system in Maricopa County and GRIC that is equitable, healthy, sustainable, and thriving.
- Apply the results of the assessment to the development of a coalition action plan that includes short and long-range strategies.

One of the Core Elements CFA is a review of food policy and regulations of local municipal government. To fulfill this core element, the MarCo Policy Work Group (PWG) initiated the Public Policy Project. The Public Policy Project was designed to collect, examine, highlight and recognize public

policies and regulations adopted by municipalities across Maricopa County that support and advance the local food system.

How to Use This Guide

This guide is designed for use by city council; appointed public officials; city and town planning, zoning, economic development, and public works departments; advocates; practitioners; and, anyone interested in improving the food system or playing a role in decision-making around the local food system. This guide will help stakeholders to navigate, identify, recognize, and take action to support and grow a food system in Maricopa County that is equitable, healthy, sustainable, and thriving. This guide is organized by the core elements that influence food system policy including general planning, zoning, local food production, water use, food waste, and economic development. The guide highlights best practices, stories from the field, and opportunities for each of these elements.

How Do Public Policies & Regulations Impact the Local Food System?

Public policy refers to the laws, regulations, and public ordinances that govern a society. Public policy determines how funding and resources will be allocated and what institutions and individuals can and cannot do in a community. The local food system is entirely shaped by public policy. In Arizona, cities and towns are required by state statute to develop and periodically update their

PURPOSE

The purpose of this report is to provide a summary of the best practice policies and regulations that support urban agricultural practices and local food production in Maricopa County, based on the interviews that were conducted with 10 municipalities in Maricopa County. A best practice is a method or technique that is used as a benchmark because it has consistently shown results superior to those achieved by other means.

General Plans. These General Plan guides how the community develops in the future. Specifically relating to agriculture, a general plan provides guidance for land use decisions and how much water a city or town allocates to agricultural production.

Similarly, zoning ordinances determine how and where food can be produced and distributed. For example, a community may want to build a community garden, but local zoning ordinances prohibit community gardens in residential neighborhoods. Policies within individual institutions can also impact components of the food system, such as food waste and local procurement. For example, cities and towns can require that a certain percentage of the food they purchase comes from local growers. Public policy helps to shape the environments in which we live, learn, work, and play. In order to have an equitable, healthy, sustainable, and thriving food system, the laws, regulations, and public ordinances must reflect this vision.



I METHODOLOGY

The MarCo policy assessment included four key components, summarized in Figure 1.

Figure 1. Key components of the Public Policy Project



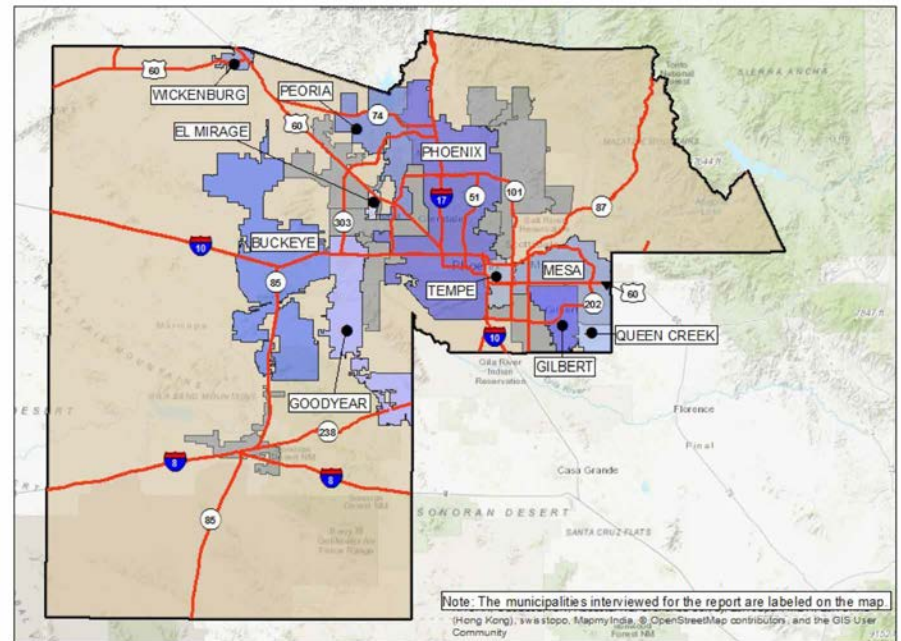
1. The PWG developed a comprehensive food system public policy survey. The purpose of the survey was to identify policies and regulations at the local level that support or negatively impact an equitable, healthy, sustainable and thriving food system. The survey was distributed online to all incorporated cities and towns in Maricopa County in 2017.
2. [The Planning Center](#) along with PWG members, conducted follow-up interviews with 10 cities and towns that participated in the online public policy survey. These interviews provided an opportunity for a more detailed discussion concerning food system policies and regulations. A map of the municipalities included in follow-up interviews is shown in Figure 2.

These communities included Buckeye, El Mirage, Gilbert, Goodyear, Mesa, Peoria, Phoenix, Tempe, Queen Creek, and Wickenburg. Interviews were

conducted in October and November of 2018 with staff representing planning, sustainability, public works, and economic/community development departments. Interviews addressed the different components of the local food system including, food production; processing; distribution; consumption; water use; and waste management.

A detailed description of the methodology used to conduct follow-up interviews, including interview questions, can be found in the supplemental material drive, available at <http://bit.ly/MarCOPPP>.

Figure 2. MarCo Public Policy Project Municipalities Interviewed



3. After interviews were completed, the PWG and Planning Center staff analyzed supporting materials, which included existing food system polices, regulations, and programs.
4. Lastly, using information collected from online surveys, in-depth interviews, and supporting documentation, local best practices were identified based on the following themes:
 - general plan provisions,
 - zoning code provisions,
 - water use,
 - local food production,
 - food waste,
 - economic development options.

Analysis concluded with identifying local examples that support the best practice themes identified from communities within Maricopa County and then highlighting opportunities for action. A detailed summary of the policies, regulations and other strategies utilized by each municipality to preserve agricultural character and support the local food system can be found in the appendices.

The last remaining components, 5 and 6, are currently in progress and will be published in the future. In its entirety, the Public Policy Project will consist of three volumes, with this report serving as the first in the series. A summary of each volume is provided in green sidebar.

Public Policy Project

Volume 1

Maricopa County Food System

Local Best Practices: Policies & Regulations – This report provides an overview of the interview process; a summary of the policies and regulations used by local municipalities to address urban agriculture; and the local best practices of public policies and regulations that respond to the development of urban ag support activities.

Volume 2

Food System

National Best Practices – This report will describe and define best practices of select number of municipalities across the US as to the policies and regulations used to encourage and empower local food growers. The report will provide details on how those municipalities have taken a pro-active approach to providing access to healthy local food for community residents.

Volume 3

Food System

Policies and Regulations Toolkit – This toolkit will focus on providing sample policy and regulation language that can be easily adopted by municipalities in Maricopa County as well as by municipalities throughout Arizona.



OVERVIEW OF MARICOPA COUNTY CITIES AND TOWNS

Maricopa County is the fourth most populous county in the United States, and 2019 marks the third year in a row that Maricopa County led the nation in population growth, according to US Census Bureau data. From July 2017 to June 2018, the population grew by more than 200 people per day, with each new resident finding a place to settle in one of the County's 25 cities and towns, or unincorporated areas. As the population increases, agriculture land becomes a prime target for new residential development.

While Maricopa County was originally a county rich in agriculture, as of 2016, only 4% of land in Maricopa County was zoned for agriculture (approximately 260,749 acres). Future zoning changes will reduce agriculture land to just 0.6%, or 37,427 acres. These drastic reductions in agricultural land present future challenges for feeding the County's fast-growing population. In response to the rapidly changing population and demand on resources, policy changes are needed to preserve local food production and ensure that the agriculture industry continues to thrive.

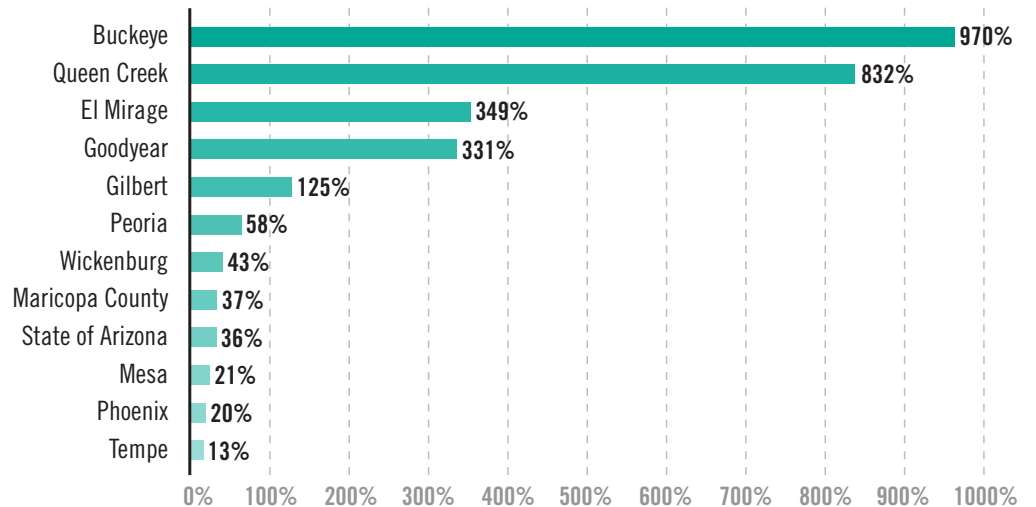
Table 1 highlights population growth trends based on U.S. Census Bureau 2000 and 2010 decennial counts and 2017 population estimates for the municipalities that were interviewed as part of this policy assessment, as well as comparisons to county wide and state of Arizona totals.

Figure 3 depicts the percent change in population for cities and towns that participated in this assessment. The city of Buckeye had the largest increase in population from 2000 to 2017, growing by approximately 970% from 6,537 to 69,947. Tempe had the smallest population increase at 13% between 2000 and 2017 increasing from 158,625 to 179,794.

Table 1. Population Based on U.S. Census Bureau 2000 and 2010 Counts and 2017 Estimates.¹¹

Towns and Cities	2000	2010	2017
State of Arizona	5,130,632	6,401,569	6,965,897
Maricopa County	3,072,149	3,824,058	4,221,684
Phoenix	1,321,045	1,449,242	1,579,253
Mesa	396,375	439,929	481,275
Gilbert	109,697	209,048	246,423
Tempe	158,625	161,974	179,794
Peoria	108,364	154,171	171,587
Goodyear	18,911	65,404	81,447
Buckeye	6,537	51,019	69,947
Queen Creek	4,316	26,448	40,208
El Mirage	7,609	31,911	34,174
Wickenburg	5,082	6,353	7,253

Figure 3. Percent Change in Population Growth in Maricopa County Municipalities from 2000 to 2017.





¹¹ U.S. Census Bureau 2000 and 2010 decennial census and 2017 population estimates. Arizona Commerce Authority Community Profiles and approximate area based on U.S. Census Bureau and Community Profiles by the Arizona Commerce Authority.



GENERAL PLAN PROVISIONS

Most local governments do not have a “Department of Food.” Rather, decisions made by many different departments and offices play a role in how food is produced, distributed, purchased, and protected within communities. One way in which local government decisions are made and coordinated across agencies is through long-range city planning efforts. A general plan, or a master plan, serves as a visioning framework that guides future development of an area under the jurisdiction of a unit of government, such as a city or town. It offers a general policy vision of the community and typically covers a 20- to 30-year period. The plan includes both broad goals for the community as well as specific policies and programs designed to implement those goals. These goals and policies are organized under key plan elements such as, private and public land use, transportation, housing, conservation, and safety. The plan should represent the decisions of local people and community stakeholders and is implemented through the collective work of government agencies and community organizations.^{5,3}

In Arizona, cities and towns are required by state statute to develop and periodically update General Plans, which guide the development of its respective municipalities for coming decades. The food system is not currently a required component for general plans. Counties engage in similar processes to develop Comprehensive Plans. These planning processes require municipal staff to work with various stakeholders and community members to establish agreed-upon themes, goals, and policies that help guide future local decision-making. General and comprehensive plans focused on improving the food system will, for example, include language calling for specific measures to support local food production and to improve access to healthy food. A supportive “policy environment” established in planning processes can lead to healthier and more sustainable food environments, as well as food related economic growth.

Of the 10 communities interviewed, each city or town is a different stage of the general plan process. Some are in the beginning stages of updating their general plan, while others likely will not be looking to update their general plans for another five to ten years. Table 2 summarizes each community’s general plan status.

⁵ Natural Resources Conservation Service. National Planning Procedures Handbook. 180-600-H, 1st Ed., Amend. 6, Nov 2014. United States Department of Agriculture. Available at <https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=36483.wba>.

Table 2. Status of General Plan Progress in Maricopa County Cities and Towns

Maricopa County Community	General Plan Status
El Mirage	Updated in 2010, early stages of updating
Peoria	Updated in 2010, early stages of updating
Gilbert	Updated in 2012, early stages of updating
Wickenburg	Updated in 2013
Mesa	Updated in 2014
Tempe	Updated in 2014
Goodyear	Updated in 2015
Phoenix	Updated in 2015
Queen Creek	Updated in 2018
Buckeye	Updated in 2018

General Plan Provision Opportunities

City planners, local and state elected officials, and stakeholders should consider the following opportunities for advancing local food systems through general plan provision.

- Create a general plan element solely focused on the food system, such as a Healthy Food System element.
- Include food system experts, such as members of the Maricopa County Food System Coalition, serving in the key stakeholder role during all general plan updates.
- Revise state statutes for general plan updates to require a food system element and metric by which to measure success.
- Consider the development and inclusion of a food action plan to implement the goals of the general plan.



Best Practice Strategies for General Plan Provisions

Municipalities are able to use general plan provisions to advance their local food policies in multiple ways. Below is a summary of best practices from local cities and towns that highlight how general plans can be utilized to identify specific provisions to strengthen the food system. The municipalities generally adopted provisions through taking one of the below 4 approaches.

1. Including goals, policies, actions or strategies that support the local food system by addressing issues such as urban agriculture, local food production, food waste, and/or water conservation under traditional and common elements of the general plan including:
 - a. Land Use
 - b. Parks & Recreation
 - c. Open Space
 - d. Water resources
 - e. Circulation
 - f. Environmental Planning
 - g. Economic development
 - h. Housing

Example cities: Buckeye, Gilbert, Goodyear, Phoenix, Tempe, Queen Creek

2. Including general plan actions that require the preparation of a Community Food Assessment (CFA) leading to the adoption of a Food Action Plan (FAP).

Example cities: Goodyear, Phoenix

3. Listing food and/or agriculture as integral components of the municipal economic strategy.

Example cities: Gilbert, Goodyear, Phoenix, Queen Creek, Tempe

4. Designating land for agriculture in future land use maps.

Example cities: Buckeye, Phoenix, Tempe, Queen Creek

Table 3 lists examples of how local municipalities have included goals, strategies, and actions that involve the local food system in general plan provisions. A complete summary of the food system language found in each general plan can be found in Appendix A.

Table 3. Examples of General Plan Provisions That Include Food System Language

Topic	Element/Policy/Implementation Strategy/Action Item
Access to Healthy Local Food Buckeye	Residents in Buckeye have access to healthy food options. (<i>Buckeye 2040 General Plan, Goal ST-16</i>)
	The City of Buckeye should commission a study with recommendations to encourage and expand healthy food options for Buckeye residents. (Policy ST-16.1)
	The City of Buckeye should amend zoning regulations to allow community gardens, farmers markets, and urban agriculture in all residential zoning districts. (Policy ST-16.2)
	Conduct a Community Health Needs Assessment and continue to monitor citizen needs through requested citizen satisfaction surveys. (Implementation Action 91)
Access to Healthy Local Food Goodyear	Create and foster complete neighborhoods. (Objective CC-1-1, Community and Cultural Development Element)
	Policy a: Promote the concept that all neighborhoods in Goodyear should be “complete neighborhoods” - meaning they include access to healthy food.
	Action Item a: As part of a neighborhood planning process, work with existing neighborhoods to identify areas or improvement, if any, to create complete neighborhoods.
	Action Item b: Evaluate the City’s Zoning Ordinance, Design Guidelines, and Engineering Standards to determine what regulations are needed to ensure new developments will function as components of “complete neighborhoods.”
	Goal CC-7: A community with access to healthy eating and active life-style opportunities. (Community and Cultural Development Element)
	Objective CC-7-1: Ensure residents, visitors, and workers have access to healthy foods.
	Policy d: Support local food banks and involved them in the discussions and assessments of community needs.
Action Item b: Conduct a Community Food Assessment (CFA). Identify “food deserts” in the City and research creative solutions to address them in partnership with affected neighborhoods.	

Table 3. Examples of General Plan Provisions That Include Food System Language *continued*

Topic	Element/Policy/Implementation Strategy/Action Item
Access to Healthy Local Food Phoenix	Healthy Food System Goal: Promote the growth of a healthy, affordable, secure, and sustainable food system that makes healthy food available to all Phoenix residents.
	Measures for Success: Increase the number of residents within ¼ mile of a farmer’s market, community garden or urban agriculture
	Measures for Success: Increase the number of residents within ¼ mile of a grocery store
	Adopt zoning, land use guidelines, and other policies that incentivize grocery stores, farmers markets, community gardens, and food trucks to locate in underserved neighborhoods (Codes Strategic Tool, Tools: Policies and Actions section – Page 143)
	Update codes and ordinances to eliminate barriers and encourage the development of a healthy food infrastructure (Codes Strategic Tool, Tools: Policies and Actions section – Page 143)
	Coordinate among city departments on programs and policies affecting food system sustainability and security to reduce areas with limited healthy food access (Operations Strategic Tool, Tools: Policies and Actions section – Page 143)
	Pursue grants and other funding opportunities that will enhance the community’s access to healthy foods. (<i>Phoenix General Plan 2015, Finance</i>)
	Collaborate with key partners to facilitate new opportunities for urban-scale gardens, farms, gleaning, and distribution systems (Partnership Strategic Tool, Tools: Policies and Actions section – Page 143) Action Step: Access to Healthy Local Food City Council Adoption of 2025 Food Action Plan (March 2020)
Access to Healthy Local Food Tempe	Develop as a Leader in “Urban Living” Theme: Promote healthy community living through choice for housing, access to recreation, fresh food, and healthcare, all easily accessible by walking, biking, or transit (Executive Summary – Page ii)
	Develop the city to afford equitable access to healthy foods, physical activity, health care, and other resources that contribute to healthier lifestyles. (Tempe General Plan 2040, Land Use and Development Chapter).
	Strategy 5: Support city-wide location of sustainable local food systems including farmers markets, urban agriculture, community gardens, federal food assistance programs and healthy food retailers (Supports Land Use Objective LU2 of the Land Use and Development Chapter – Page 12)
	Strategy 8: Attract a large variety of healthy food resources such as full-service grocery stores, ethnic food markets, farmers markets, community gardens and edible landscapes (Supports Land Use Objective LU6 of the Land Use and Development Chapter – Page 14)
	Strategy 4: Expand opportunity for urban agriculture – home gardens, community gardens, urban farms, farmers markets, as well as food availability and access (Supports Community Design Objective CD12 of the Land Use and Development Chapter – page 24)
	Low Density (up to 3 du/ac): Residential land permitted a density between one to three dwelling units per acre. Some of these properties may be permitted to keep large animals, or have substantial land for agricultural use or gardening (Projected Residential Density Legend, Land Use and Development Chapter – Page 9)

Table 3. Examples of General Plan Provisions That Include Food System Language *continued*

Topic	Element/Policy/Implementation Strategy/Action Item
Access to Healthy Local Food Queen Creek	The General Plan Land Use Map includes the Rural Land Use Category and Agritainment Special District. (Land Use Map and Town-Wide Planning Considerations page 22)
	Continue to conserve rural areas by replacing the San Tan Foothills Specific Area Plan Land Use Map with the Land Use Map included in this General Plan and through the incorporation by reference of the San Tan Foothills Specific Area Plan into this General Plan. (<i>Goal 1, Strategy 1.A, Action 1.A.1, Land Use Element – Page 41</i>)
Community Gardens Buckeye	Encourage developers and HOAs to relax private garden restrictions and provide community gardens. (<i>Buckeye 2040 General Plan, Policy ST-16.3</i>)
	Work with commercial developers to ensure food outlets are incorporated into development around the community to ensure easy and convenient access. (Buckeye 2040 General Plan, Policy ST-16.4)
	The City of Buckeye should encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife. (Buckeye 2040 General Plan, Policy ST-16.5)
Community Gardens, Farmers Markets, CSA Goodyear	Promote the development of community gardens within neighborhoods and pocket parks. (<i>Goodyear 2025 General Plan, Policy a</i>)
	Action Item a: Work with the school districts to provide joint use facilities when possible
	Action Item c: Evaluate the merits of holding the City’s farmers’ markets in neighborhoods where food deserts have been identified.
	Action Item d: Hold farmers markets and Community Supported Agriculture (CSA) pick-ups at local parks
	Policy b: Support Community Supported Agriculture (CSAs) and farmers’ markets Policy c: Support local agriculture, from Duncan Family Farms to community gardens to farmers markets, that produce food and goods that are sold locally. (Objective ED-2-3 of the Economic Development Element)
Community Gardens Phoenix	Knowledge: Enhance the community’s awareness of existing requirements to start a community garden or urban farm. (Strategic Tool under the Tools: Policies and Actions section – Page 143)
Urban Agriculture Buckeye	Amend Development Code to allow community gardens, farmers markets, and urban agriculture in all zoning districts. (<i>Buckeye 2040 General Plan, Implementation Action 93</i>)
Urban Agriculture Goodyear	Evaluate the City’s Zoning Ordinance to ensure that food trucks that serve healthy food, community gardens, and similar endeavors are permitted. (<i>Goodyear 2025 General Plan, Action Item e</i>)

Table 3. Examples of General Plan Provisions That Include Food System Language *continued*

Topic	Element/Policy/Implementation Strategy/Action Item
Urban Agriculture Phoenix	Land Use Principle: Support the growth of land uses that contribute to a healthy and sustainable food system (i.e. grocery stores, community gardens, urban farms, and other urban agriculture elements)
	Land Use Principle: Encourage the development of agricultural land as a buffer between incompatible land uses as a means of enhancing the function of landscape setbacks throughout Phoenix
	Land Use Principle: Explore the utilization of city of Phoenix-owned parcels as opportunities for urban agriculture
	Design Principle: Encourage neighborhood designs that incorporate community gardens, urban farms, and other urban agriculture elements
	Partnerships: Continue to work with outside organizations and coalitions to define what a healthy food system and its components are for Phoenix (Strategic Tool under the Tools: Policies and Actions section – Page 143)
	Action Step(s): City Council adoption (March 2020) of the 2025 Food Action Plan
Agricultural Land Preservation Buckeye	The City of Buckeye should encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife. (Policy ST-16.5)
	Implementation Action 93: Amend Development Code to allow community gardens, farmers markets, and urban agriculture in all zoning districts.
Agricultural Land Preservation Goodyear	Promote the preservation of agricultural lands for the growing of food. (<i>Goodyear 2025 General Plan, Policy c</i>)
Agricultural Land Preservation Phoenix	Promote the Mixed-Use Agricultural (MUA) land use classification and zoning district as a means of preserving agricultural land. Explore expanding the use of MUA zoning district citywide. (<i>Phoenix General Plan 2015, Codes</i>)
Waste Recycling/ Composting Phoenix	Design and construct a permanent composting facility at 27th Avenue Transfer Station to process green organics from the new curbside collection program and Certified Clean Green Organics program. (<i>Phoenix General Plan 2015, Financing section</i>)
	Action Steps: <ul style="list-style-type: none"> • City of Phoenix Compost Facility • Curbside Green Organics Container • Green Organics Program • Composting at Home
Economic Development Queen Creek	Planning Consideration: A primary component of economic development is tourism and the tax dollars that flow from those uses. The Town’s agritainment and agritourism assets, which include Schnepf Farms and the Queen Creek Olive Mill, need to be supported and expanded through the addition of complementary uses.
	Continue to promote Agritainment uses in appropriate locations within Town. (<i>Queen Creek General Plan, Land Use Element Action 1.A.2</i>)
	Strategy 1.G: Encourage Exploration for potential agritainment opportunities within the Sossaman Farms Growth Area (Supports Goal 1 of the Growth Areas Element, Strategy 1.G (Page 52))
	Position Queen Creek as the Agritainment capital of Arizona. (<i>Queen Creek General Plan, Economic Development Element Goal 3</i>)
	Develop and launch a Queen Creek Agritainment promotional campaign (Economic Development Element Strategy 3.A – Page 77)
Expand agritainment to include wineries, breweries, distilleries, creameries, bakeries, and other value-added food businesses (Economic Development Element Strategy 3.B – Page 77)	

STORIES FROM THE FIELD



The City of Phoenix is Leading the General Plan Way

Of the four communities interviewed that completed their general plan updates, the City of Phoenix was the only community integrating the local food system as part of its [general plan framework](#). The Phoenix General Plan consists of one vision, three community benefits, five core values, and seven strategic tools. One of the five core values is to “Build the Sustainable Desert City.” Within this core value lies the City’s Healthy Food System Component. The Healthy Food System Component includes measures of success centered around food access, addresses land use and zoning to promote more grocery stores, farmers markets, urban farms, and community gardens, and directs the coordination among city departments on programs and policies affecting food system sustainability and security. These measures of success will help the City of Phoenix reach its healthy food system goal to *promote the growth of a healthy, affordable, secure and sustainable food system that makes healthy food available to all Phoenix residents*. Figure 4 highlights where the Healthy Food System component of the “Build the Sustainable Desert City” core value fits within the 2015 Phoenix General Plan

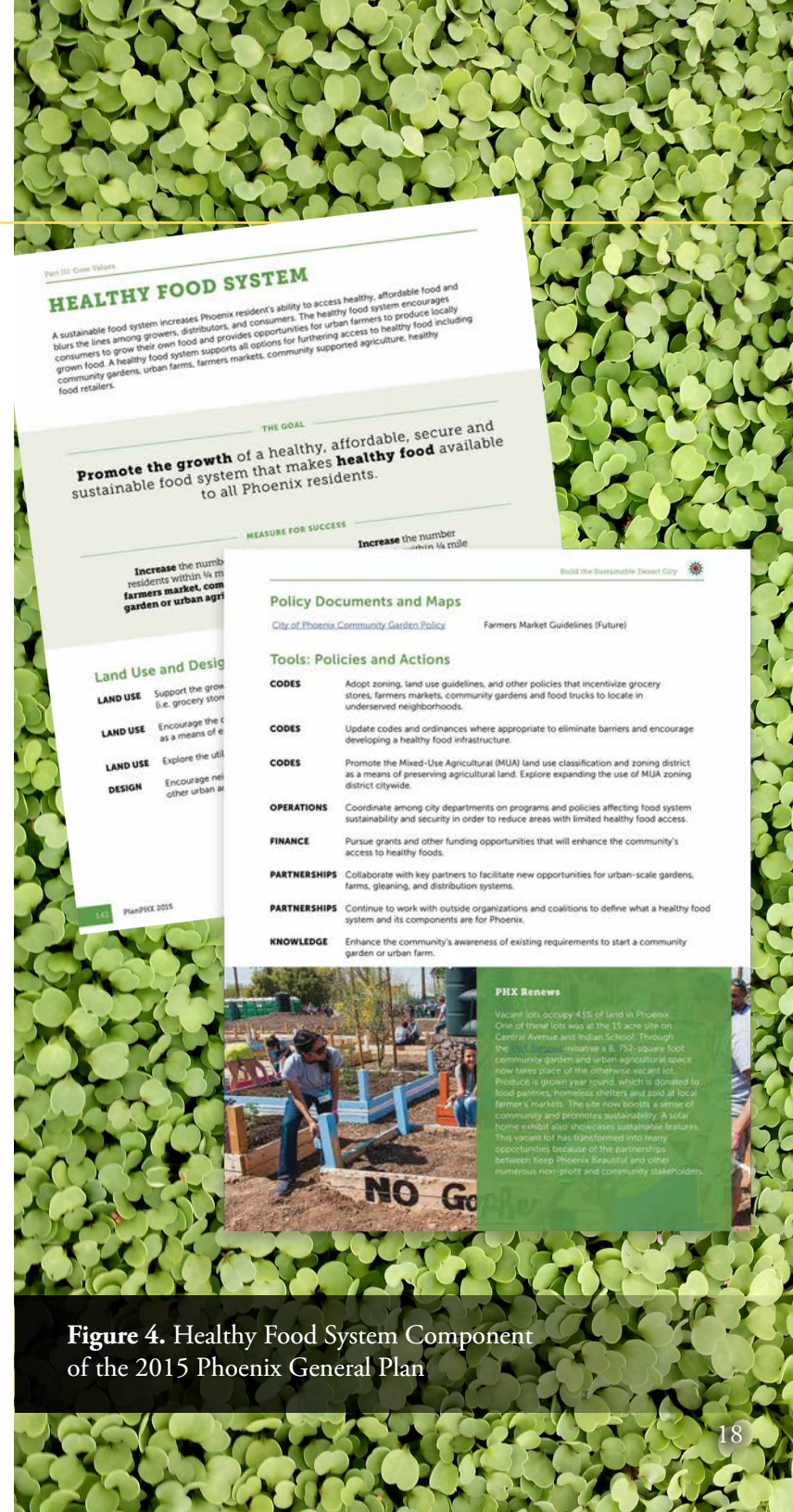


Figure 4. Healthy Food System Component of the 2015 Phoenix General Plan

STORIES FROM THE FIELD

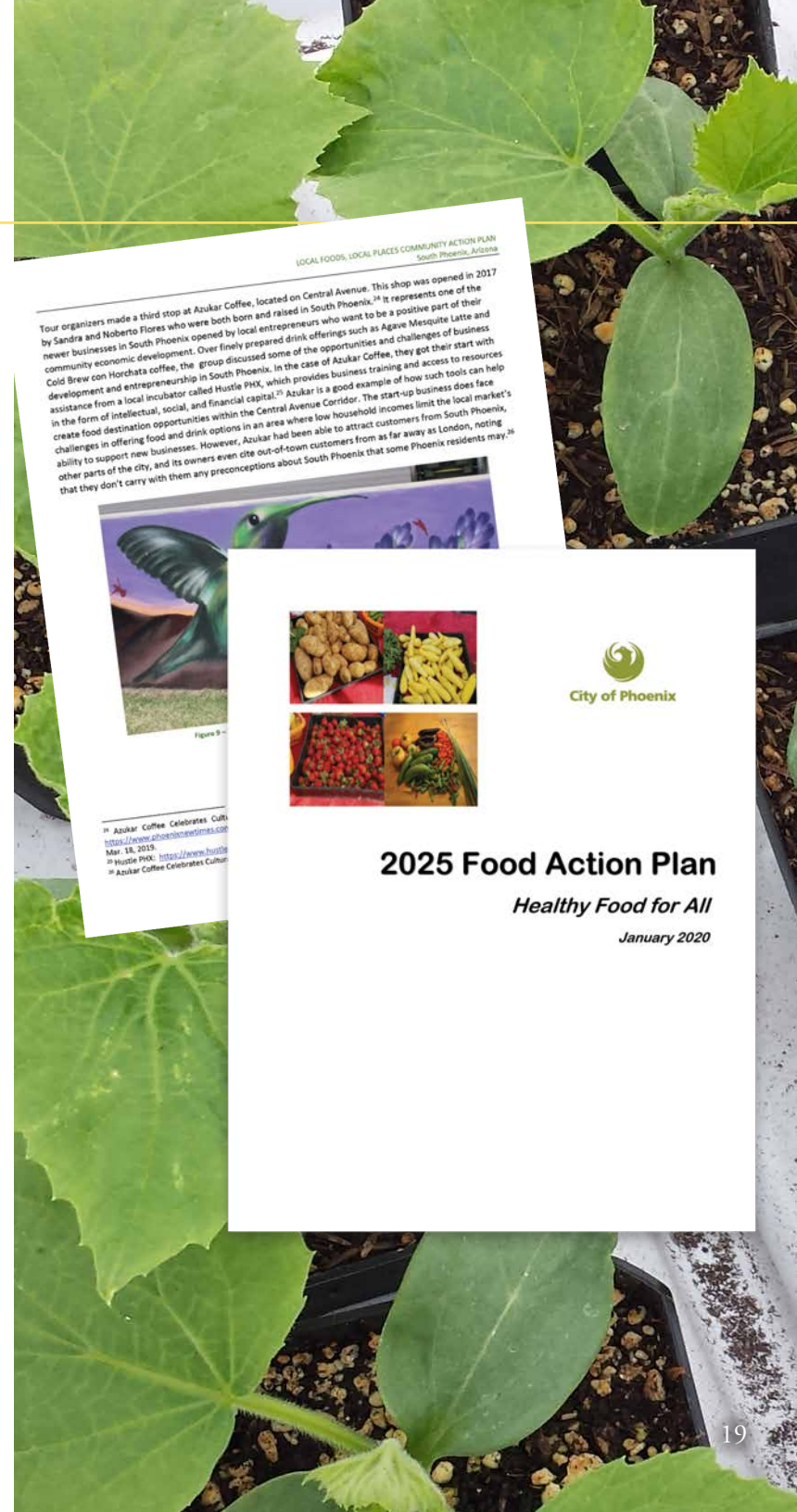


Phoenix Food Action Plan

The Phoenix Food Action Plan was the result of the City's commitment to developing a healthier, more sustainable food system in the PlanPHX General Plan (2015) and the Environmental Sustainability Plan (2016). In order to reach the goal of ensuring that all Phoenix residents have access to fresh, healthy food options by 2050, the City recognized the need for a process to bring organizations and community members together to have conversations that lead to relevant, appropriate, and specific food system goals and actions that align with its existing measures of success.

The Phoenix Food Action Plan is led by the City's Office of Environmental Programs, in collaboration with multiple city departments including Planning & Development, Public Works, and Parks and Recreation. The Phoenix Food Action Plan is the first of its kind in the region and will include area specific plans for the South and West Phoenix communities.

The MarCo Policy Work Group helped the City develop its earlier food system goals and continues to work closely with the City as it develops its Food Action Plan. Specifically, the PWG hopes to assist with the development of zoning and land use policy that helps expand urban agriculture, procurement contracts that encourage purchasing of local foods, and the creation of additional incentives, programs and infrastructure that support small and medium scale farms within the city limits.



LOCAL FOODS, LOCAL PLACES COMMUNITY ACTION PLAN
South Phoenix, Arizona

Your organizers made a third stop at Azukar Coffee, located on Central Avenue. This shop was opened in 2017 by Sandra and Noberto Flores who were both born and raised in South Phoenix.²⁴ It represents one of their newer businesses in South Phoenix opened by local entrepreneurs who want to be a positive part of their community economic development. Over finely prepared drink offerings such as Agave Mesquite Latte and Cold Brew con Horchata coffee, the group discussed some of the opportunities and challenges of business development and entrepreneurship in South Phoenix. In the case of Azukar Coffee, they got their start with assistance from a local incubator called Hustle PHX, which provides business training and access to resources in the form of intellectual, social, and financial capital.²⁵ Azukar is a good example of how such tools can help create food destination opportunities within the Central Avenue Corridor. The start-up business does face challenges in offering food and drink options in an area where low household incomes limit the local market's ability to support new businesses. However, Azukar had been able to attract customers from as far away as London, noting other parts of the city, and its owners even cite out-of-town customers from as far away as London, noting that they don't carry with them any preconceptions about South Phoenix that some Phoenix residents may.²⁶



Figure 9 –

²⁴ Azukar Coffee Celebrates Culture
<https://www.phoenixnewtimes.com>
Mar. 18, 2019.
²⁵ Hustle PHX: <https://www.hustlephx.com>
²⁶ Azukar Coffee Celebrates Culture



2025 Food Action Plan
Healthy Food for All
January 2020



A Plan for Food System Success — Buckeye, Arizona

Founded in 1888 as a 440-acre town, the city of Buckeye is currently Arizona's largest city by land area with more than 600 square miles within the planning area. While the previous Buckeye general plan did not include areas designated for agricultural use, during the 2018 general plan update, the community and the leadership delineated the agricultural land use designation on the land use plan map (see Figure 6).

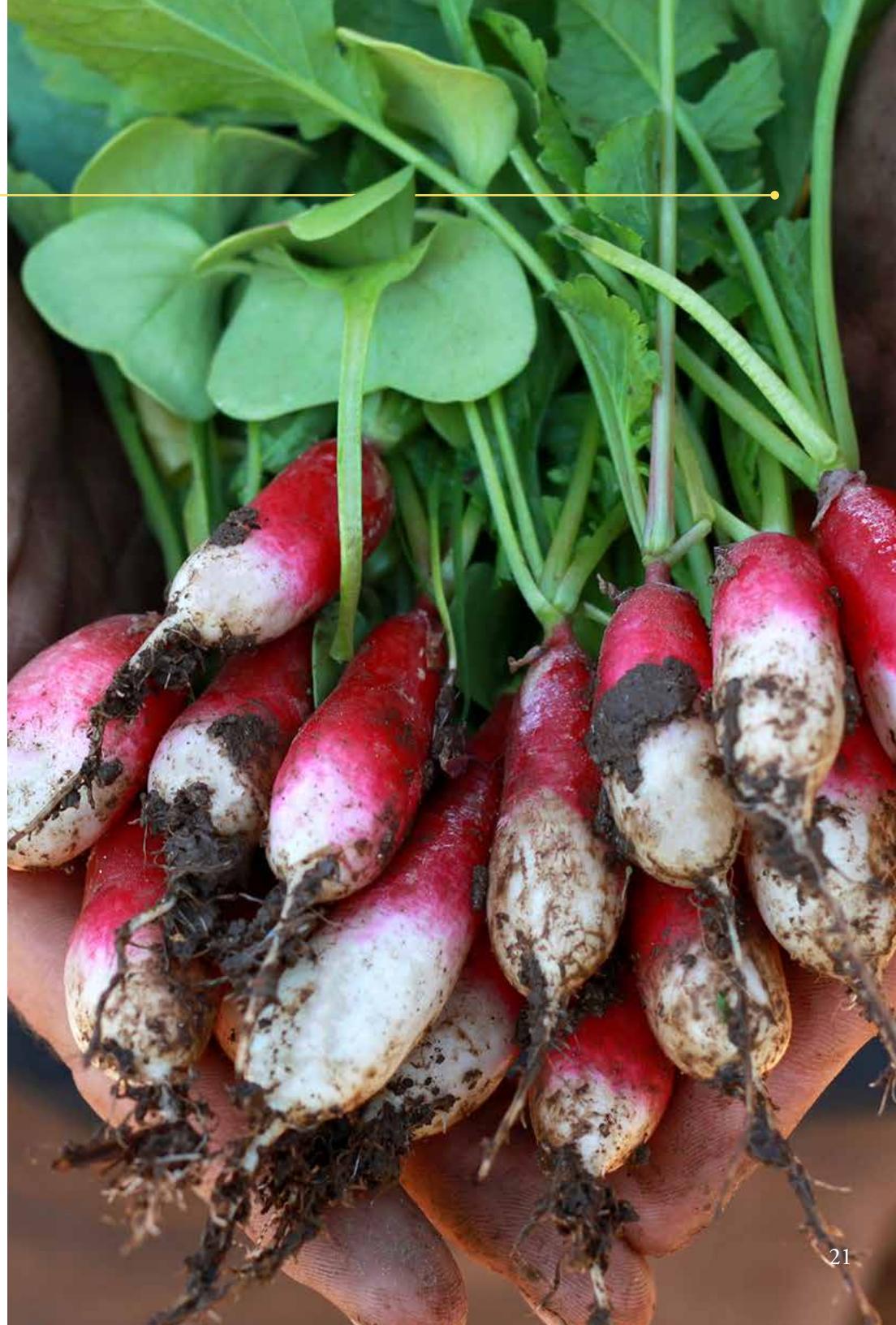
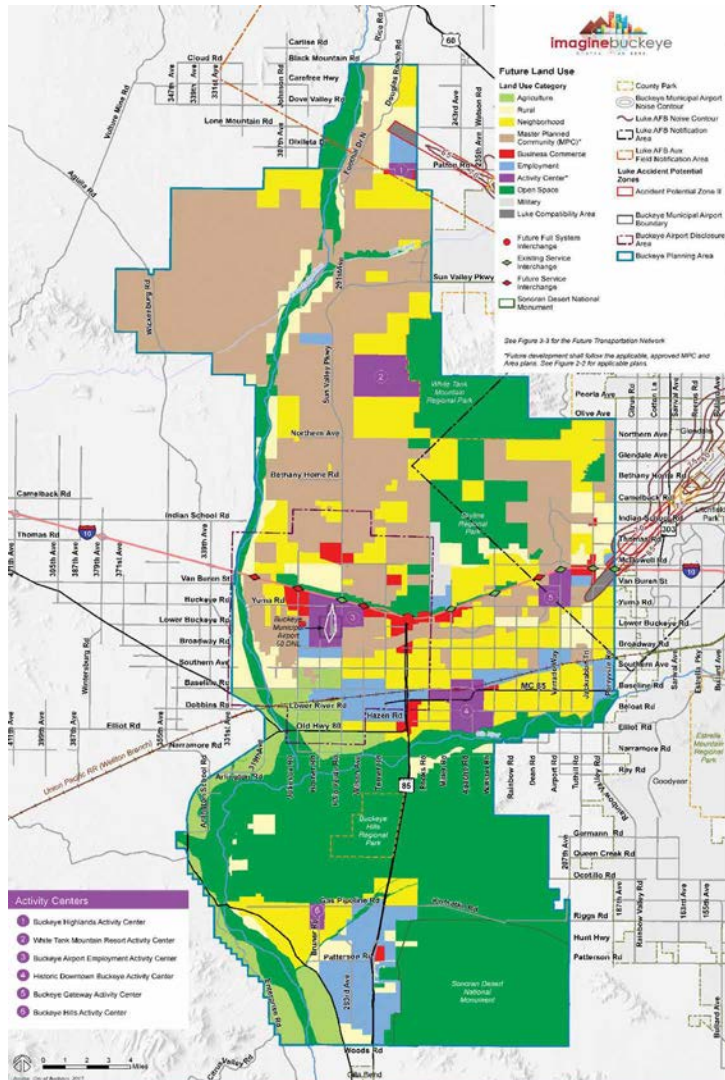
Most areas designated as agricultural consist of unincorporated farmland in Maricopa County and knowing that some agricultural lands will eventually experience conversion to urban uses, stakeholders wanted to make a statement to preserve agricultural lands and guide the conversion in a more sustainable manner. According to Buckeye staff, it was a risky step for Buckeye in a pro-development valley, but it was a topic of significant value and importance to both the community and the city council.

Since there are no requirements in the Buckeye zoning code to preserve agricultural lands unless one purchases the land and choose to preserve it, one option for supporting small farmers and non-profit organizations looking for small parcels for food production was the Transfer of Development Rights (TDR) provision. TDR is a method of protecting rural or environmentally sensitive land by sale or conveyance of the rights to develop from one area (a sending area) to another area (receiving area) suitable for development and Buckeye is using this provision for agricultural land preservation.

The Buckeye General Plan also includes a Healthy Food Options provision under the Healthy Community Element. The Healthy Food Options provision includes one goal requiring that all residents in Buckeye have access to healthy food options (Goal ST-16) and five supporting policies:

- Commission a study with recommendations to encourage and expand healthy food options for Buckeye residents (Policy ST16.1)
- Amend zoning regulations to allow community gardens, farmers markets, and urban agriculture in all residential zoning districts (Policy ST16.2)
- Encourage developers and HOAs to relax private garden restrictions and provide community gardens (Policy ST16.3)
- Work with commercial developers to ensure food outlets are incorporated into development around the community to ensure easy and convenient access (Policy ST16.4).
- Encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife (Policy ST16.5)

Figure 5. Imagine Buckeye Agricultural Land Use Designations



IV ZONING CODE PROVISIONS

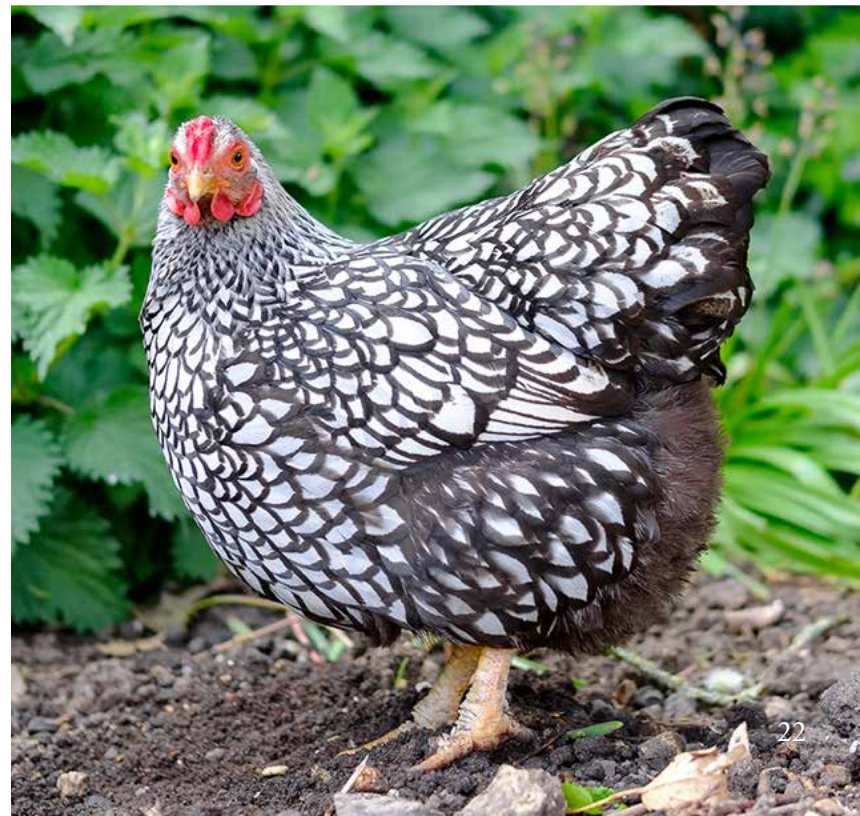
Zoning code provisions play an integral role in shaping the food environment within a community. Zoning divides a community into districts and determines what can and cannot be built on the parcels of land within those districts. Zoning codes designate the land uses permitted in each zoning district and regulate the size and location of the buildings, such as the height, bulk, and design.⁶

Zoning can be both flexible, by allowing a variety of different types of land uses within a district, and restrictive, by permitting only certain types of land use. Both qualities can be used to enhance the food environment. For example, zoning can restrict the density or number of fast food restaurants that can be located in a given area. This could allow for more grocery stores or community gardens to be built on the land. On the other hand, mixed zoning can provide flexibility by allowing a building to permit retail such as grocery stores, to be located below housing units.

Zoning codes are used to implement general plans. If a general plan changes, the zoning code may need to be amended to be in conformance with the general plan.

COMMUNITY GARDEN

An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. The area may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. (City of Mesa, Zoning Ordinance, Chapter 86 Section 11-86-5 Public and Semi-Public Use Classifications)



⁶ Public Health Law & Policy. General Plans and Zoning: A toolkit for building healthy, vibrant communities. 2007: California Department of Health Services. Available at: <http://www.changelabsolutions.org/sites/default/files/documents/finalbook.pdf>

Best Practice Strategies for Zoning Code Provisions

Of the ten cities and towns that participated in Public Policy Project interviews, six municipalities use zoning code provisions to promote the local food system. Participants were asked whether the existing zoning regulations encourage or discourage local food production and if the communities had adopted ordinances supporting local food production. Home gardens and livestock were two topics that came up frequently.

Home Gardens

Most communities reported that zoning regulations support home gardens in the backyard provided that such gardens do not alter the character, traffic, and parking patterns of residential areas. The sale of produce grown in home gardens is not permitted in residential districts as on-site sales are considered a commercial use of property. Produce grown in a home garden can be sold at a farmer's market or other retail venue where produce can be sold.

Livestock

In terms of animal keeping, chickens are permitted in most residential areas provided they are kept for non-commercial gain. Roosters are prohibited, and the number of animals is limited in most codes. Several municipalities, such as Tempe and Queen Creek, use the "animal units" concept to limit the number of livestock animals allowed on a residential property. Some codes require a setback for egg-laying fowl. Most codes include setback requirements for corrals, structures, pens, stables and shade structures in agricultural zones.

Below is a summary of the general strategies used by cities and towns that are considered best practices in Maricopa County:

1. Code provisions that preserve agriculture land by creating agriculture zoning districts, or land area that can only be used for agricultural purposes.
Example cities: Buckeye, Mesa, Phoenix, Queen Creek
2. Code provisions allowing hydroponics and aquaponics in agriculture districts.
Example cities: Mesa
3. Code provisions that allow for agritainment, or farm-based entrainment such as hayrides, harvest festivals, farm stands, and farmers markets.
Example cities: Buckeye, Mesa, Queen Creek
4. Code provisions that permit community gardens in specific zoning districts or in all zoning districts.
Example cities: Mesa, Phoenix, Tempe
5. Code provisions that permit farmers markets by-right in commercial zoning districts and temporary use permits for farmers markets in non-commercial zoning districts.
Example cities: Mesa, Phoenix
6. Code provisions that establish guidelines and standards for community gardens, such as security, design and location of accessory structures, drainage, and parking.
Example cities: Phoenix
7. Code provisions that allows on-site sales of food produced in a community garden.
Example cities: Phoenix
8. Code provisions that identifies the type and quantity of livestock that can be kept on a parcel of land.
Example cities: Tempe, Queen Creek

Table 4 lists examples of local zoning code regulations that support implementation of local food system policies identified in general plans. A complete summary of the food system language found in each zoning ordinance can be found in the Appendix B.

Table 4. Examples of Zoning Regulations That Include Food System Language

Topic	Zoning Regulations/Zoning Districts/Specific Plans/Planned Area Development (PADs)/Land Use Permits
Urban Agriculture Town of Gilbert	Gilbert adopted the Agritopia Planned Area Development (PAD) for the Agritopia community. A PAD is a zoning category that allows flexibility from the typical zoning designations by allowing applicants to create a plan of development with site specific development standards. The Gilbert Agritopia PAD protects the 11-acre certified organic farm at the heart of Agritopia and establishes an Agro-Commercial Town Square. The PAD preserves urban farming through food production, sales, and education. Agritopia is a community that includes an urban farm, a farmers market, and a CSA, that is surrounded by residential housing as well as park and playground spaces. The Farm at Agritopia also includes a café and a self-serve (honor system) store where produce is sold. The Agritopia Farmers Market connects urban dwellers with their Certified Organic produce. (Ordinance # 1305 – Agritopia PAD, Adopted October 2000)
Economic Development Town of Gilbert	The Town of Gilbert Land Development Code (LDC) was amended to allow Agritainment, defined in the code as: “agriculturally-based recreation and entertainment events and activities in conjunction with on-going agricultural uses on a property.” Activities may include: corn mazes, hayrides, petting zoos, farm stands, and farmers markets, which require a temporary use permit. (Town of Gilbert Land Development Code Article 6.1, 2005)
Economic Development City of Mesa	Includes regulations for agriculture-based entertainment and educational related activities, such as corn mazes, facility tours, petting zoos and farm animal exhibits permitted as accessory uses in the AG district subject to review and approval of a Special Use Permit in accordance with Chapter 70, Conditional Use Permits. Evaluation of the Special Use Permit is based on a review to assure the entertainment and educational related activities remain compatible with and not detrimental to surrounding land uses: a) site plan; b) parking; c) accessory use; d) applicable policies; and e) operational plan. (City of Mesa, Zoning Ordinance, Chapter 4, 11-4-5 Agriculture-based entertainment)
Economic Development Town of Queen Creek	The Zoning Ordinance was amended to include the Agritainment District, which allows a number of uses that would not be permitted under the R1-43 Zoning District, the blanket zoning district for traditional agriculture. Within the Agritainment District (AT) wineries, restaurants, culinary classes, food-oriented business incubators and a broad range of what may be considered commercial uses with an Agritainment or agriculture base are permitted by right. It requires the preparation of a PAD, which is an appropriate mechanism for these types of agriculture and Agritainment uses. (City of Queen Creek, Zoning Ordinance, Article 1, General Provisions, updated 2019). NOTE: The Agritainment District may be requested for any parcel within boundaries of the Town of Queen Creek.

Table 4. Examples of Zoning Regulations That Include Food System Language *continued*

Topic	Zoning Regulations/Zoning Districts/Specific Plans/Planned Area Development (PADs)/Land Use Permits
Community Gardens City of Mesa	Community gardens permitted in RS (Single Residence), RSL (Small Lot Single Residence), and RM (Multiple Residence) residential zoning districts pursuant to compliance with Section 11-31-10 (City of Mesa, Zoning Ordinance, Chapter 5 Section 11-5-2 Residential Districts)
	Community gardens permitted in C-1, C-2, C-3, O-S and Mixed Use Districts pursuant to compliance with Section 11-31-10. (City of Mesa, Zoning Ordinance, Chapter 6 Section 11-6-2 Commercial and Mixed Use Districts)
	Community gardens permitted in Downtown Residence Districts (DR-1, DR-2, and DR-3; Downtown Business Districts DB-1 and DB-2; and Downtown Core District (DC) pursuant to compliance with Section 11-31-10. (City of Mesa, Zoning Ordinance, Chapter 8 Section 11-8-3 Downtown Districts)
	Community gardens standards established that include requirements and recommendations for types and restrictions, setbacks, storage buildings, lighting, parking, maintenance and fences. (City of Mesa, Zoning Ordinance, Chapter 31 Section 11-31-10)
	Community garden defined as an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. The area may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. (City of Mesa, Zoning Ordinance, Chapter 86 Section 11-86-5 Public and Semi-Public Use Classifications)
Community Gardens City of Phoenix	Sale of produce permitted on site within ten days of harvest subject to approval of a Use Permit pursuant to Section 307. On-site operational conditions and improvements may be stipulated as a condition of use permit approval (City of Phoenix, Zoning Ordinance, Chapter 6, 608 Residence Districts).
	Provides Community Garden Guidelines and development standards for community gardens, including: A) Security – Fencing, lighting, and security methods; B) Structures – Setbacks and maximum heights; C) On-site Storage; D) Compost; E) Site Maintenance; F) Signage; G) Drainage; H) Sales of Products On-site; I) On-Site Activities – Hours of Operation, Educational Demonstrations, Forums; and J) Parking – Parking Standards. In addition, it includes a Community Garden (CG) Setback Basics summarizing standards (fence heights, setbacks, sheds and storage structure setbacks) in site plan view and text formats.
	PUD Option potentially allows additional standards or entitlements in exchange for providing agricultural/food production amenities such as a community garden on-site as part of the open space/community amenity requirements. This option will be evaluated by staff on a case-by-case basis in conjunction with the review the project-specific development standards.
Community Gardens City of Tempe	Fosters and supports sustainable practices through interim use and/or the adaptive re-use of open space and vacant land with community gardens. In addition, it allows community gardens as a permitted use in the AG, Agricultural District, community gardens are also permitted, subject to approval of a use permit, in all Residential Districts and in all Commercial, Mixed-use and Industrial Districts subject to specific criteria. NOTE: Operational requirements and other development standards are identified in Section 3-427 of the Tempe Zoning Code
Farmers Markets City of Mesa	Established standards for farmers markets as permitted temporary uses that include: a) location and merchandise; b) maintenance; c) required parking; and d) discontinuance of use. Farmers Markets are permitted as a Temporary Use in all commercial and mixed-use districts. (City of Mesa, Zoning Ordinance, Chapter 31 Section 11-31-30-B)
	Farmers Markets defined as periodic outdoor sales activities involving the display and sale of fresh produce and locally produced food and beverage items, including baked goods, jams, jellies, and similar food products. The display and sale of hand-crafted artisan items may be considered as an accessory activity, provided the principal activity remains the sale of the food- or produce-related items. (City of Mesa, Zoning Ordinance, Chapter 86 Section 11-86-4 Commercial Use Classifications)

Table 4. Examples of Zoning Regulations That Include Food System Language *continued*

Topic	Zoning Regulations/Zoning Districts/Specific Plans/Planned Area Development (PADs)/Land Use Permits
Farmers Markets City of Phoenix	Farmers market permitted subject to a) obtaining an administrative temporary use permit (ATUP) in accordance with the provisions of Section 708 if no food or beverage is dispensed from a vehicle; and b) obtaining a use permit in accordance with the provisions of Section 307 if food or beverage is dispensed from a vehicle (City of Phoenix, Zoning Ordinance, Chapter 6, 622 Commercial C-1 District-Neighborhood Retail).
	Farmers markets permitted subject to obtaining a use permit in accordance with the provisions of Section 307 and subject to limitations on a) frequency of use; b) hours of operation; c) signage; and d) on-site improvements and operational conditions (City of Phoenix, Zoning Ordinance, Chapter 6, 608 Residence Districts) for properties rezoned into the Walkable Urban Code (Chapter 13). and for properties within the boundaries of downtown as per Chapter 12, Downtown Code, Section 1204.C.26).
Agricultural Land Preservation City of Mesa	Includes several agriculture districts. Most of the crops grown are feed crops like corn and alfalfa, citrus production is the main local food system crop. Agricultural districts protect citrus producing lands. (City of Mesa, Zoning Ordinance, Article 2: Base Zones, Chapter 4: Agricultural Districts)
Agricultural Land Preservation City of Phoenix	<p>Mixed Used Agricultural District (MUA) preserves the character of agricultural areas of Phoenix while allowing appropriate development, including compatible commercial and/or residential uses, which reflect and enhance the agricultural character. The MUA District permits farmers markets, restaurants, vineyards and a wide variety of compatible agricultural uses that support the local food system. To preserve and foster its agricultural character the MUA District agriscaping is encouraged to include plant materials which have historic significance for ornamental or crop use. (City of Phoenix, Zoning Ordinance, Chapter 6, 649 Mixed Use Agriculture District).</p> <p>The S-1, Ranch or farm Residence District, is a district designed to provide for very low density farm or residential uses to protect and preserve low density areas in their present or desired character. It is intended that the S-1 district will protect areas where semi-rural residential and agricultural uses can be maintained without impairment from industrial, commercial or higher density residential development.</p>
Agricultural Land Preservation Town of Queen Creek	The South Specific Area Plan (SSAP) includes guidelines and standards to support the Agritainment District which includes The Olive Mill, Schnepf Farms, and Hayden Flour Mill at Sossaman Farm. The SSAP supports wineries, restaurants, culinary classes, food-oriented business incubators and a broad range of food-oriented commercial uses that benefit from the area’s agricultural industry and Agritainment District. (City of Queen Creek, Zoning Ordinance, Article 1, General Provisions, updated 2019).
Mobile Food Vending City of Phoenix	No mobile vending license is required for a mobile vendor or a mobile food vendor who is regulated at a farmer’s market or a community garden pursuant to the City of Phoenix Zoning Ordinance.
	Mobile vending permitted upon obtaining a use permit in accordance with the provisions of section 307 of the zoning ordinance if food or beverage is dispensed from a vehicle.
	<p>Mobile vendors permitted in the General Commercial district subject to conditions and limitations including: location; number of mobile food vendors; and exceptions. (City of Phoenix, City, Zoning Ordinances, Chapter 6, 624, Commercial C-3 District)</p> <p>Mobile food vendors permitted in the Neighborhood Retail District at a farmers markets provided a use permit is approved in accordance with the provisions of Section 307 if food or beverage is dispensed from the vehicle (City of Phoenix, Zoning Ordinance, Chapter 6, 622 Commercial C-1 District-Neighborhood Retail)</p>

STORIES FROM THE FIELD



Phoenix Brownfields to Healthfields — Phoenix, AZ

The City of Phoenix Office of Environmental Programs was awarded a \$400,000 community-wide brownfields assessment grant from the U.S. Environmental Protection Agency to help fund the Phoenix Brownfields to Healthfields Project. The assessment was one of the initial steps to accomplish the overall goal of the project, which is to remove hazardous substances and pollutants from identified brownfield properties and to rezone and redevelop these properties for uses that improve public health. Proposed reuses include healthy food outlets, such as supermarkets, temporary food retailers, mobile markets, food hubs, farmers markets, and urban agriculture production including aquaponics, hydroponics, controlled environment agriculture, and community and school gardens.



STORIES FROM THE FIELD



Agritopia — Gilbert, AZ

Gilbert adopted an ordinance establishing the Agritopia Planned Area Development (PAD) for the award-winning Agritopia community. A PAD is a zoning category that allows flexibility from the typical zoning designations by allowing applicants to create their own set of site specific development standards. The Gilbert Agritopia PAD protects the 11-acre certified organic farm at the heart of Agritopia and establishes an Agro-Commercial Town Square.

The PAD preserves urban farming through food production, sales, and education. Not solely a food-based space, Agritopia is a community that includes an urban farm, a farmers market and a CSA, and is surrounded by residential neighborhoods that include parks and playgrounds. The Farm at Agritopia also includes a café and a self-serving (honor system) store where produce is sold. The Agritopia Farmers Market connects urban dwellers with their Certified Organic produce. (Town of Gilbert Ordinance #1305 – Adopted October 2000)





STORIES FROM THE FIELD



City of Mesa Zoning Code

The City of Mesa updated their zoning ordinance in 2018 to include specific guidance for community and backyard gardens. The code permits community gardens in all residential, commercial, downtown and mixed-use districts, providing greater access to the local food system for city residents. Additionally, the city established clear standards for integrating community gardens with each type of zoning district, including information on restrictions, setbacks, storage buildings, lighting, parking, maintenance, and fences. This provides community members with clear, specific standards for how to develop gardens that are safe, engaging and limit conflict with neighbors. The code also provides comprehensive definitions for community gardens and farmers markets.

The city provides an inexpensive and timely permitting process with clear standards for farmers markets, requiring temporary use permits, which do not require a public hearing. Lastly, the code designated several agricultural districts, with emphasis on citrus producing lands, and provides regulations for agriculture-based entertainment such as corn mazes, facility tours, and farm animal exhibits.



Zoning Code Provision Opportunities

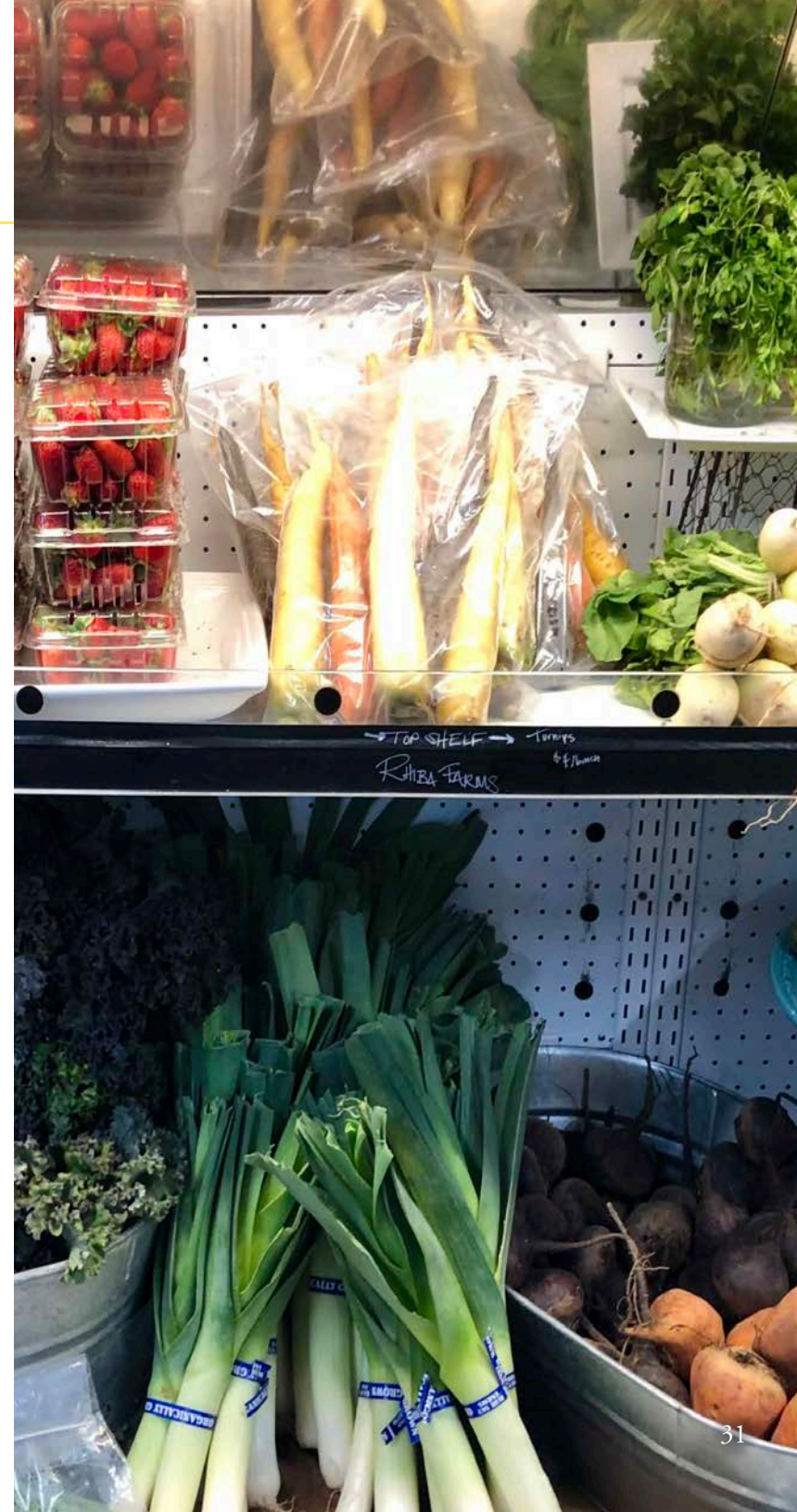
During interviews, participating cities and towns were also asked to identify types of zoning regulation modifications that would encourage urban agriculture, support the local food system and enhance local food production. All the communities expressed a need to include local food system definitions and provide clarifications in the zoning regulations. Table 4 summarizes opportunities to modify existing zoning codes to advance local food systems.

Homeowner Associations and Challenges with Zoning Codes

Homeowner Associations (HOAs) may present a challenge in communities due to HOA Covenants, Conditions and Restrictions (CC&Rs), which are generally more restrictive than the local zoning code. CC&Rs may prohibit or restrict animal keeping and fruit and vegetable growing in the backyard, which may override zoning code provisions. HOA CC&Rs may also prohibit community gardens within a subdivision. When assessing and updating zoning code provisions, it is important to also work with local HOAs to ensure that their CC&Rs do not hinder local food system progress. Updating both city and town zoning codes as well as CC&Rs may be needed for some areas.

FARMERS MARKETS

Periodic outdoor sales activities involving the display and sale of fresh produce and locally produced food and beverage items, including baked goods, jams, jellies, and similar food products. The display and sale of hand-crafted artisan items may be considered as an accessory activity, provided the principal activity remains the sale of the food- or produce-related items. (City of Mesa, Zoning Ordinance, Chapter 86 Section 11-86-4 Commercial Use Classifications)



V WATER USE

Water is arguably the most critical component of food production. The economic and social success of a community is dependent on a clean and reliable water source. Water policies and regulations determine the amount, price, quality, and usability of water, and therefore, play a significant role in growing local food. Water in Maricopa County is obtained from surface water from the Salt River Project (the Salt/Verde River System) and the Central Arizona Project (the Colorado River System), and from ground water from aquifers.

The Ground Water Management Act (GMA) of 1980 established active management areas (AMAs) to protect groundwater resources throughout the state. Measures that were put in place through the GMA for AMAs include prohibiting irrigation of new agricultural land, requiring developers to demonstrate a 100-year assured water supply for new growth, requiring metering for all wells pumping more than 35 gallons per minute, establishing a program of quantified groundwater rights and permits, and mandating annual water withdrawal and use reporting. The GMA was arguably the most significant long-term water policies to pass in any state at the time, and it was instrumental in securing Arizona's water future as Arizona's population grew.

While the five AMAs covered by the GMA span less than a quarter of Arizona's land mass, the GMA covers over 75 percent of Arizona residents. While the AMAs exclude rural areas of the state, recently rural aquifers have displayed signs of stress, leading Arizona's current Governor, Governor Doug Ducey, to launch an Arizona Water Initiative to study the water conditions in rural parts of the state.⁷

Surface water

According to the [Arizona Department of Water Resources](#), the state agency tasked with securing Arizona's water future, surface water from lakes, rivers and streams is the major renewable water resource in Arizona. To make the best use of the surface water, storage reservoirs and delivery systems have been constructed, including the major reservoir storage system known as the Salt River Project

Figure 6. Active Management Areas covered by Arizona's Ground Water Management Act of 1980.





Best Practice Strategies for Water Use

All municipalities interviewed reported water availability as a major challenge impacting the local food system. This is especially important for the desert cities across Maricopa County. While some municipalities have water irrigation districts serving rural areas, others rely completely on groundwater.

An Irrigation District is a cooperative, self-governing public corporation set up as a subdivision of the State government, with defined geographic boundaries, organized and having taxing power to obtain and distribute water for irrigation of lands within the district. Some municipalities interviewed include irrigation districts that grant water rights to agricultural activities.

Given the state of the groundwater overdraft, water use best practices center primarily around water conservation and reuse. Below are the water use strategies local cities and towns in Maricopa County are implementing that are considered best practices:

1. Developing a water conservation plan that includes agriculture conservation and support.
Example cities: Goodyear, Queen Creek
2. Implementing Low Impact Development (LID) regulations designed to manage stormwater pollution and protect watersheds.
Example cities: Mesa
3. Developing a water conservation program that offers water harvesting classes and free water audits to lower water use and offering water education programs.
Example cities: Queen Creek, Tempe
4. Investing in infrastructure for groundwater recharge facilities to collect surface water and replenish local aquifers.
Example cities: Peoria

(SRP). Water from the Gila, Salt, and Verde Rivers supply water and power to two million people in central Arizona, through a system comprised of 7 dams and 131 miles of canals.⁸

The Central Arizona Project (CAP) is the largest renewable water supply in Arizona. The CAP system consists of a 336-mile long water delivery system, that diverts Colorado River water from Lake Havasu at Lake Havasu City for delivery to a variety of users including municipal, agricultural and Native American communities before terminating near Tucson. The CAP is part of a system of dams, canals and reservoirs the federal government constructed to supply Arizona, California, Nevada, New Mexico, Utah, Colorado, Wyoming and Mexico with their share of Colorado River water.⁹

Groundwater

According to ADWR, about 43 percent of the state's water use comes from groundwater sources. Groundwater is found underground in natural reservoirs called aquifers. In most cases the water stored in these aquifers has been in place for millions of years. In recent years, groundwater has been pumped out more rapidly than it is being replenished, creating a condition called overdraft. According to ADWR, by continuing to overdraft the state's groundwater supplies, we challenge our ability to ensure a secure water supply for the future.

Reclaimed Water

Reclaimed water is an additional water source with limited availability in some municipalities. Reclaimed water is treated to a quality that can be used for purposes such as agriculture, golf courses, parks, landscape irrigation, industrial cooling, or maintenance of wildlife areas.

Water Use Opportunities

1. The City of Mesa has developed a Low Impact Development (LID) Toolkit that can serve as a template for other cities and towns in Maricopa County for preparation of LID regulations. The toolkit identifies current stormwater management practices and national and regional best practices for water conservation for cities, towns, business, and residents.
2. Investigate unique challenges in accessing reliable and feasible water for local food producers across various water providers.
3. Explore incentive programs, such as tax rebates, for investing in water conservation efforts in agriculture, such as drip irrigation lines.

⁷ Arizona Department of Water Resources. AZ's Groundwater Management Act of 1980. November 18, 2016. Available at: <https://new.azwater.gov/news/articles/2016-18-11>

⁸ Salt River Project. The Story of SRP: Water, Power, and Community. Available at https://www.srpnet.com/about/history/StoryofSRP_HistoryBook.pdf

⁹ Central Arizona Project. Background & History. Available at <https://www.cap-az.com/about-us/background>

STORIES FROM THE FIELD



City of Tempe Greywater Rebate Program

The City of Tempe has a unique [Greywater Rebate program](#) that offers a rebate on the cost of equipment for collecting and distributing greywater to residents who install a greywater system that reuses water produced by indoor home water use for irrigation of landscape plants. Grey water is any wastewater generated from home water use, such as water used in the shower, bathroom sink, and laundry. The City of Tempe offers a rebate of up to 50% of the purchase price of system components up to 200.00 per household.



VI LOCAL FOOD PRODUCTION

There are multiple opportunities to support local food production in Maricopa County, from backyard gardens and community gardens to supporting both small and large-scale food producing farms. Cities and towns can play an important role in ensuring that local food production thrives. In addition to having supportive policies and regulations in general plans and zoning codes, local municipalities can also support local food production by providing city-owned space to grow, harvest, and process food.

While community gardens and farms can be sponsored by a variety of community entities, including schools, non-profit organizations, and places of worship, local municipalities can lead the way by leveraging their partnerships and agency resources. In addition to providing fresh, local produce, community gardens and farmers markets bring residents together, increasing social interaction and exposure to nature and physical activity, all of which are beneficial to health.

Local Food Production Opportunities

1. Integrating direct-to-consumer marketing channels like farmers markets, roadside stands, and community-supported agriculture into community gathering spaces.
2. Make farm to fork investments in the community that connect local producers to consumers.
3. Serve as an intermediary marketing channel to connect local food producers to schools and other local institutions.
4. Incentivize local businesses to purchase from local food aggregators, processors, and distributors.





Best Practice Strategies for Local Food Production

There are a number of ways local municipalities can support local food production. Below is a list of best practice strategies for local food production that towns and cities should consider. In addition to strategies collected during interview efforts, suggested practices are based on research and strategies happening elsewhere in Arizona.

1. Partnering with city agencies, organizations, businesses and non-profits to leverage resources, such as garden equipment, including garden boxes and gardening tools; volunteers; and garden programming.
2. Offering free or low-cost garden space for community residents.
3. Offering educational opportunities for the community in sustainability, gardening and other subjects.
4. Hosting city and other community functions at urban farms and community gardens.
5. Integrating free or low-cost community garden space into community development and ensure community gardens are accessible to the community by placing garden spaces near transportation and community gathering places.

STORIES FROM THE FIELD



Steadfast Farm at Eastmark — Mesa, AZ

Steadfast Farms has operated successful bio-intensive market farms in the East Valley for over a decade, supplying farmers markets and local residents with fresh organic produce. Recently Steadfast Farms moved its operation from Queen Creek to Eastmark, a 3,200 acre community located in Mesa that integrates residential neighborhoods with employment, education, recreation and commerce. Steadfast Farm relocated on nearly two-acres of farmland in the heart of Eastmark, and provides produce to Eastmark residents and businesses including their own farm store, as well as local farmers markets and restaurants. Additionally, the farm provides programming opportunities to the Eastmark community to teach adults and kids how to grow, harvest and prepare fresh foods from a garden. Steadfast also provides consulting to aspiring farmers and operates a farm workshop for beginning and intermediate farmers.



STEADFAST FARM
— AT EASTMARK —





STORIES FROM THE FIELD



El Mirage Community Garden — El Mirage

El Mirage Community Garden is situated in an ideal setting, along a walkable and bikeable corridor adjacent to the El Mirage Library and El Mirage Senior Center and within close walking distance from Bill Gentry Park, El Mirage Elementary School, El Mirage Fire Department and El Mirage City Court. The Senior Center includes an industrial kitchen where community food preparation and cooking classes take place. Individuals, families, businesses and other groups in and around El Mirage are encouraged to become part of the garden project. Those interested in growing their own fruits, vegetables, herbs and flowers may lease a garden box at a nominal annual fee. The Young Earth Children's Garden is a recently completed section of the El Mirage Community Garden dedicated to teaching children 6 – 14 years of age the significant health and environmental benefits of gardening and growing their own produce. As a result of a grant from the Gila River Indian Community, the City offers the 16 garden boxes in the children's garden at no cost to youth groups in El Mirage and surrounding communities on a first come, first serve basis. Youth groups may include children in elementary or middle school, religious affiliated groups, scout troops, and other formally organized groups.

“Spaces like these increase community pride and offer a great place for recreation and learning.”

~ El Mirage Mayor Lana Mook



STORIES FROM THE FIELD



Tempe Community Action Agency Community Gardens — Tempe

The Tempe Community Action Agency (TCAA), one of Tempe's primary social service organizations, serving elderly and low-income community members, is supported by private contributors as well as grants and contracts from the City of Tempe and numerous other agencies. TCAA aims to build community through the production of high quality, organic fruits and vegetables by supporting two community gardens, Escalante and Clark Park.

The Escalante Community Garden is an organic garden that follows a communal model. A portion of the garden's produce goes to the volunteer members who labor two hours a week in the garden. Another portion of the garden's harvest is given to the TCAA food pantry, and the rest is sold at local farmers markets to generate revenue for ongoing operational needs.

The Clark Park Community Garden is a collaborative effort of the Clark Park and Marilyn Ann Neighborhood Associations, and TCAA. The garden was created in 2014 at the site of a former municipal pool. The garden supplies produce to the Clark Park Farmers Market and TCAA food pantry and includes fruit trees and 27 raised boxes available for rent to the community.



CLARK PARK COMMUNITY GARDEN

VII FOOD WASTE

In the United States, an estimated 30-40% of food is considered wasted food. Food waste describes food that is not used for its intended purpose and is instead managed in a variety of ways, such as donation, combustion, or compost. Food waste can be described in terms of excess food and food loss. Excess food consists of food that is recovered and donated for the purposes of feeding people. Food waste refers to food such as plate waste (food that was served but not eaten), spoiled food, or inedible food, such as peels and rinds. Food loss refers to unused food product from the agricultural sector, such as unharvested crops.¹⁰ By managing food waste, municipalities can address food gaps and minimize landfill input.

Food Waste Opportunities

1. Establish short term and long-term city/town targets to eliminate food waste.
2. Assess the potential to implement food rescue programs.
3. Implement public awareness programs for households to prevent food from being wasted in the first place.
4. Engage local businesses in food waste reduction strategies.
5. All local governments interviewed, except for Wickenburg which is located outside of the service area, showed interest in increasing access to valley-wide food waste reduction and compost collection programs like what is offered by [Recycled City](#).

¹⁰United States Environmental Protection Agency. Sustainable Management of Food. Updated 29 April 2019. Available at: <https://www.epa.gov/sustainable-management-food/sustainable-management-food-basics>





Best Practice Strategies for Food Waste

Below are the food waste strategies utilized by cities and towns in Maricopa County that are considered best practices:

1. Adopting General Plan or Sustainability Plan goals related to reducing food waste.
Example cities: Phoenix
2. Supplying residents with free or low-cost backyard compost bins to manage their own compost piles.
Example cities: Mesa, Tempe
3. Providing local food waste pick up services for city or town residents.
4. Encouraging community gardens to use a compost system for their food waste.
Example cities: Gilbert, Peoria
5. Offering composting and waste diversion classes through community education programs.
Example cities: Peoria, Phoenix, Queen Creek

STORIES FROM THE FIELD



City of Tempe Compost Program

Tempe is the first city in the Valley to process its own green material and return it to the community. The green organics program is managed by the City's Solid Waste Section within the Municipal Utilities Department and includes the collection of leaves, pine needles, grass, horse manure, small hedge/cactus clippings, small branches, palm fronds and oleanders. In addition to the collection of this material from residents, the city also picks up green material from city parks, golf courses, community gardens and schools, processing and returning it back to the community in compost form. Compost piles are closely monitored, turned and watered over a six- to nine-month period, after which it is tested by a third party before being sold or given away.

Green material is collected through the bulk trash program six times a year as well as through a residential 96-gallon curbside program in select areas throughout the city and via compost drop-offs at the City of Tempe-operated compost yard.

Chunky compost, a mix that is ideal for flower and plant gardens when mixed with soil, continues to be free for residents; non-residents/commercial users (landscapers, etc.) pay \$10 for a pickup truck-size load or less (approximately three yards). Finer material, which works best for lawn applications or can be mixed with soil and used for potted plants, is \$20 for a pickup-size truck load or less (approximately three yards) for residents; non-residents/commercial users (landscapers, etc.) pay \$30 for a pickup-size truck load or less.



STORIES FROM THE FIELD



Sustainable University — Peoria, AZ

Educational programs that support the local food system are a top priority for the City of Peoria. The Sustainability Department of the City leads education efforts through their Peoria's Sustainable University (Sustainable U) program, providing an avenue to help residents proactively live in harmony with their natural surroundings. All the courses at Sustainable U have one theme in common: to empower residents to make small changes that make Peoria a better place to live. Peoria's Sustainable U offers a variety of courses and workshops about landscape and garden watering and design, energy efficiency, residential solar, gardening, composting, growing vegetables and fruits and recycling among others.



VIII ECONOMIC DEVELOPMENT OPTIONS

Local agriculture not only provides an essential food source, it is a vital component of the Arizona economy. Maricopa is in the top 1% of US counties for market value of agricultural products sold, making it the highest-ranking county in the state. The estimated contribution of on-farm agriculture to the Maricopa County economy in 2015 was roughly \$1.2 billion in sales, \$393 million in gross state product, and nearly 9,200 jobs generating \$331 million in labor income.¹¹ Ensuring that local policies, regulations, and practices support local food production can help grow small businesses, provide ample job opportunities, make food more accessible, and attract visitors and tourists from outside of the region.¹²

While there are multiple case studies throughout the valley of small food businesses making a significant impact on the county's economy, the extent to which cities and towns support and invest in these opportunities is unclear. Additionally, there are a variety of ways that cities and towns can invest in local food production projects and organizations to ensure that Maricopa County continues to have a thriving and expanding food economy.

Economic Development Opportunities

1. Actively seek out and recruit business that include food aggregators, processors, distributors and marketers.
2. Consider financing connections and incentives for food businesses, especially restaurants, to local farmers.
3. Increase access to food system infrastructure and working capital, such as through city grant programs.
4. Consider the inclusion of farmers markets and community gardens when Request for Proposals are sought for larger-scale new developments on city-owned parcels.
5. Only five cities and towns in Maricopa County currently include the local food system in their economic development strategy, including, Phoenix, Gilbert, Goodyear, Tempe and Queen Creek.

¹¹ Duval D, Bickel AK, Frisvold G, Vu Xinye, Hu C. Contribution of Agriculture to the Maricopa County and Gila River Indian Community Economics. Department of Agriculture and Resource Economics. University of Arizona Cooperative Extension. January 2018. Available at: https://cals.arizona.edu/arec/sites/cals.arizona.edu/arec/files/publications/contrib_ag_maricopa_county_GRIC_economics.pdf

¹² Federal Reserve Bank of St. Louis and Board of Governors of the Federal Reserve System. Harvesting Opportunity: The Power of Regional Food System Investments to Transform Communities. The Federal Reserve System. St. Louis, MO: 2017.





Local Best Practice Strategies for Economic Development

Below is a list of the economic development strategies that cities and towns in Maricopa County are currently implementing and are considered best practices:

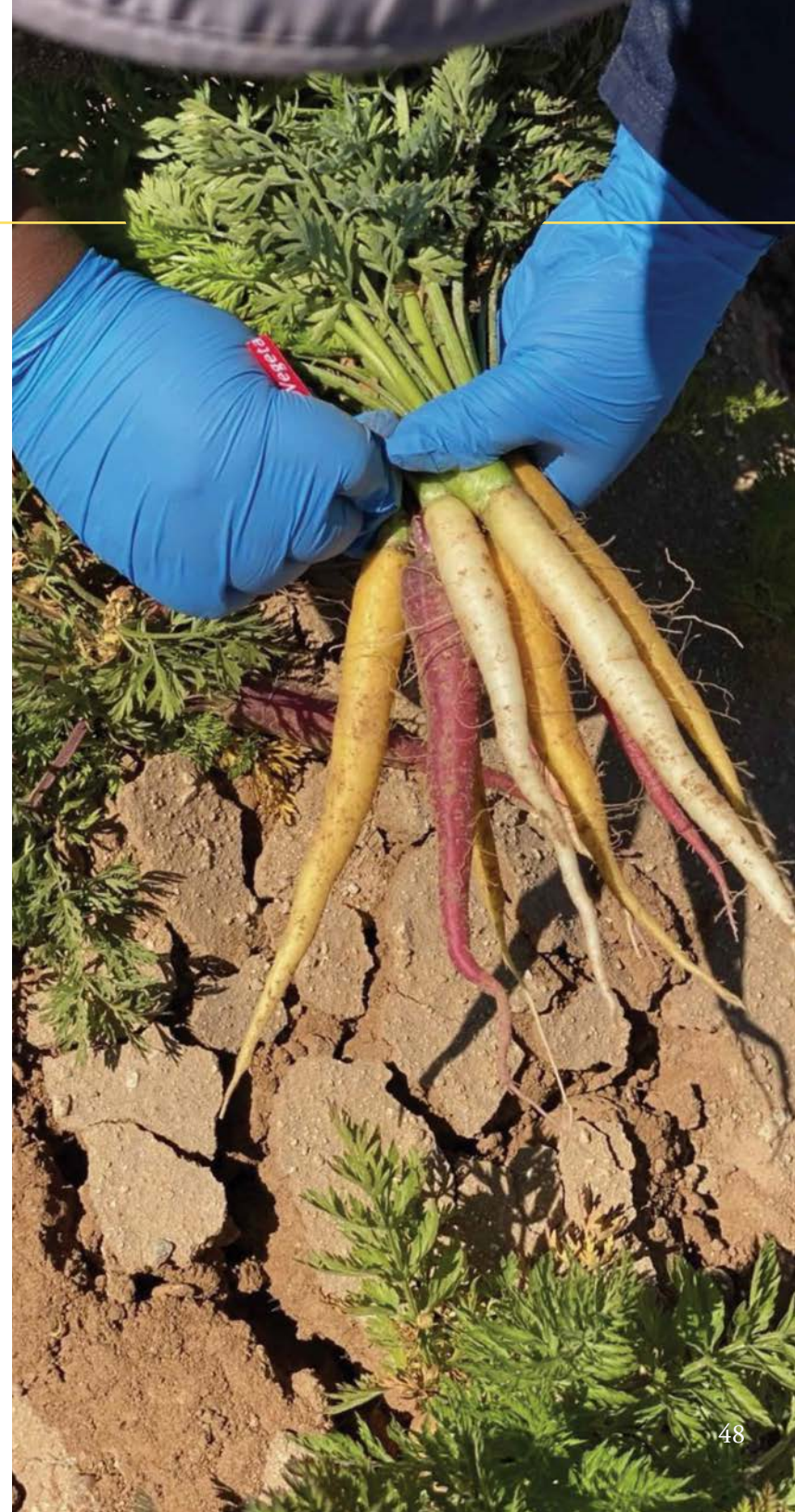
1. Including the local food system in economic development plans and strategies.
Example cities: Gilbert, Goodyear, Phoenix, Queen Creek, Tempe
2. Establishing agritainment districts to support agriculture-related economic activities, including hayrides, harvest festivals, wine and food tastings, farm stands and farmers markets.
Example cities: Buckeye, Mesa, Queen Creek
3. Supporting incubation spaces, such as incubation farms and kitchens, that can help grow and scale local businesses.
Example cities: Phoenix
4. Ensuring that local food system programs are community-driven rather than city driven.
Example cities: Phoenix

STORIES FROM THE FIELD



Sun Produce Cooperative

Established in 2017, Sun Produce Cooperative (SPC) is a multi-stakeholder agriculture and marketing organization, including agricultural producers, distributors, buyers and market specialists. SPC aggregates from multiple farmers to increase options and capacity to meet the demand for farm to institution, including supplying produce to local restaurants and schools, and is known for building community partnership to create innovative strategies for address food access and market demand for local produce. SPC's mission is to create viable alternative distribution streams for Arizona's smaller-scale producers; reduce barriers to market entry; gain economies of scale through its aggregate size; and leverage cooperative branding, marketing, and supply purchasing efforts. The co-op's most active growers have approximately 215 acres in production in the Central Arizona Region. Due to their year-round planting and harvesting, they supply a variety of over 80 fresh and local items per season.



STORIES FROM THE FIELD



Spaces of Opportunity — South Phoenix, AZ

Spaces of Opportunity is an urban incubator farm located in South Phoenix, that supplies economic opportunities to local farmers and growers, and provides the South Phoenix community access to healthy, affordable food. Spaces of Opportunity was initiated by Cultivate South Phoenix, a coalition of nonprofits and neighborhood residents including the Desert Botanical Garden, TigerMountain Foundation, The Orchard Community Learning Center, Roosevelt School District, and Unlimited Potential. The 18-acre piece of land is owned by the Roosevelt School District and leased to the coalition, transforming a food desert into a food oasis. The mission of Spaces of Opportunity is to enable all South Phoenix families to have affordable access to healthy food, active living and healthy roots of their cultures. Spaces provides economic opportunities for local growers by providing quarter-acre to one-acre plots of land to farmers, with a preference to farmers with limited resources who are part of the South Phoenix community. Farmers can sell their produce at the on-site farmers market, or through other market channels. Spaces also provides community gardening opportunities. For a small monthly fee, members can rent a plot to plant, grow, and harvest produce for their own use, or to share with others.



STORIES FROM THE FIELD



Queen Creek Olive Mill - Queen Creek, AZ

The Queen Creek Olive Mill started with a 100-acre farm with 1,000 olive trees and quickly grew to 7,000 trees in 16 olive varieties. They currently produce and distribute products to local, regional, state, national and international markets, including olive oils, vinegars, sauces, apparel, and home and body products. The Olive Mill's farm and mill tours, storefront, restaurant, and events attract visitors from all over the state.

To support the economic benefit The Olive Mill brings to the town, Queen Creek established an Agritainment Zoning District in the South Area Specific Plan (SASP), which includes Queen Creek Olive Mill, Schnep Farms, and Sossaman Farms. The SASP supports wineries, restaurants, culinary classes, food-oriented business incubators and a broad range of food-oriented commercial uses that benefit from the area's agricultural industry and Agritainment District. Schnep Farms' and Queen Creek Olive Mill collectively host almost a million visitors annually.



STORIES FROM THE FIELD



Farm Express — Phoenix and Tempe, AZ

Farm Express (formerly called Fresh Express), is a fleet of mobile produce markets that provide access to high-quality, affordable produce to resident with little to no access to healthy food. Farm Express uses retrofitted Valley Metro buses to serve individuals, families, school-age children, senior citizens, and educators in Phoenix and Tempe.

The mobile markets accepts a variety of payment methods, including the Supplemental Nutrition Assistance Program (SNAP formerly known as Food Stamps), and hosts fruit and vegetable incentive programs, including the Double-up Food Bucks program, which doubles the value of SNAP benefits, allowing residents the ability to purchase more fresh fruits and vegetables for themselves and their families. The Junior League of Phoenix partnered with the City of Phoenix and others to develop Discovery Triangle Community Development Corporation and launch this innovative program.



IX CONCLUSION

As jurisdictions in Maricopa County look at how to increase their quality of life by becoming more sustainable and economically viable, supporting the local food system and promoting urban agriculture are steps toward increased overall sustainability. Urban agriculture also fits with increasing interest in enhancing and developing local food systems that can contribute to a community's overall economic, social, environmental and nutritional development.

Addressing public policy and monitoring implementation action steps is a critical component of most, if not all, food system organizations. This report provides a summary of the best practice policies and regulations that support urban agricultural practices and local food production in Maricopa County involving general plan provisions, zoning code provisions, water use, local food production, food waste, and economic development options. Municipal and county planners and economic development practitioners can use these outlined best practice strategies to strengthen their local food systems, thereby boosting their economies and improving the overall wellbeing of community residents.

SUPPORT

For more support implementing strategies shared in this document, please contact:

Dean Brennan, FAICP

Arizona Alliance for Livable Communities (AALC)
dbrennan.plc@cox.net

Kenneth Steel, MPH

Pinnacle Prevention (*At time of report development,
Maricopa County Dept. of Public Health*)
kennethsteel@pinnacleprevention.org

X SOURCES

1. Meter K, Phillips M, Ross P. Building Community Networks Through Community Foods. Maricopa County Food System Coalition. June 2018. Available at: <http://www.crcworks.org/azmaricopa18.pdf>
2. Arizona Water Management Programs, Active Manager Areas (AMA), Water Management Plans and Categories of Water Supply, Arizona Department of Water Resources.
3. *Community Profiles for Arizona Cities, Towns and Counties* (2017) Arizona Commerce Authority.
4. *Food Security in the US* (2017) United States Department of Agriculture (USDA) Economic Research Service.
5. *Food Access Research Atlas* (2017) USDA Economic Research Service.
6. *Food Desert Locator* (2017) USDA Economic Research Services (includes 2015 and 2010 areas designated food desert by USDA)
7. *Local Food System Interview Summary* Reports for all the interviewed communities within Maricopa County, Arizona (2018) The Planning Center. Reports are available separately.
8. *2000 and 2010 Decennial Census Population Counts and 2017 Population Estimates, US Census Bureau.*
9. MarCo Map Viewer (2018). Maricopa County Public Health Department.

General Plans

This section includes links to all the general plans and zoning codes reviewed during the PWG Public Policy Project.

Goodyear

<http://www.goodyearaz.gov/home/showdocument?id=10645>

Wickenburg

<https://www.ci.wickenburg.az.us/DocumentCenter/View/2273/General-Plan-2025>

Peoria

<http://www.planpeoriaaz.com/>

Tempe

<https://www.tempe.gov/home/showdocument?id=22057>

Queen Creek

<https://www.queencreek.org/home/showdocument?id=27242>

El Mirage

<http://elmirageed.com/general-plan/>

Buckeye

<https://www.buckeyeaz.gov/home/showdocument?id=6300>

Phoenix

<https://www.phoenix.gov/pddsit/Docs/PlanPhx%20Draft%20General%20Plan%20Update.pdf>

Mesa

<https://www.mesaaz.gov/home/showdocument?id=12298>

Zoning Ordinances

Goodyear

<https://www.codepublishing.com/AZ/Goodyear/#!/Goodyear07/Goodyear071.html#7-1>

Wickenburg

<http://www.wickenburgaz.org/DocumentCenter/View/121/Chapter-14-Zoning?bidId=>

Peoria

<https://www.peoriaaz.gov/home/showdocument?id=11272>

Tempe

https://library.municode.com/az/tempe/codes/zoning_and_development_code?nodeId=ZONING_DEVELOPMENT_CODE_AP

Queen Creek

Zoning Code is not available online

El Mirage

[http://library.amlegal.com/nxt/gateway.dll/Arizona/elmirage_az/cityofelmiragearizonacodeofordinancesvol?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:elmirage_az](http://library.amlegal.com/nxt/gateway.dll/Arizona/elmirage_az/cityofelmiragearizonacodeofordinancesvol?f=templates$fn=default.htm$3.0$vid=amlegal:elmirage_az)

Buckeye

https://library.municode.com/az/buckeye/codes/code_of_ordinances

Phoenix

<https://www.codepublishing.com/AZ/Phoenix/>

Mesa

<https://www.mesaaz.gov/home/showdocument?id=27645>

General Plans, Zoning Codes, and Contact Information

This section includes links to the general plan and zoning codes/ordinances for those municipalities addressing the local food system included in Tables 1 and 2. It also includes contact information for the departments leading those efforts:

- **Imagine Buckeye: 2040 General Plan, Buckeye, Arizona**
Contact: George Flores, Community Development Director,
gflores@buckeyeaz.gov
- **Goodyear 2025: City of Goodyear General Plan, Goodyear, Arizona**
Contact: Katie Wilken, Planning Manager, Development Services,
katie.wilken@goodyearaz.gov
- **City of Phoenix General Plan: Plan PHX 2015, Phoenix, Arizona**
City of Phoenix Zoning Ordinance, Phoenix Arizona.
Contact: Josh Bednarek, Principal Planner,
joshua.bednarek@phoenix.gov
- **City of Tempe General Plan 2040, Tempe, Arizona**
City of Tempe Zoning and Development Code (ZDC), Tempe, Arizona
Contact: Ryan Levesque, Deputy Director, Community Development,
ryan_levesque@tempe.gov
- **Town of Queen Creek General Plan, Queen Creek, Arizona**
Contact: Brett Burningham, Planning Administrator, Planning and Zoning, brett.burningham@queenecreek.org
- **Town of Gilbert Land Development Code, Gilbert, Arizona**
Contact: Kyle Mieras, Development Services Director,
kyle.mieras@gilbertaz.gov
- **City of Mesa Zoning Ordinance, Mesa, Arizona**
Contact: John Wesley, Planning Director/Zoning Administrator,
john.wesley@mesaaz.gov

XI APPENDIX A

Table 5 - Table 9 list examples of how local municipalities have included goals, strategies, and actions that involve the local food system in general plan provisions.

Table 5. City of Buckeye General Plan - Local Food System Best Practices

Topic	Element/Policy/Implementation Strategy/Action Item	Why Identified as Best Practice
Access to Healthy Local Food	Goal ST-16: Residents in Buckeye have access to healthy food options.	Extends access to healthy food options to all residents.
	Policy ST-16.1: The City of Buckeye should commission a study with recommendations to encourage and expand healthy food options for Buckeye residents.	Addresses the need to identify how to expand healthy food options within the city in a systematic way.
	Policy ST-16.2: The City of Buckeye should amend zoning regulations to allow community gardens, farmers markets, and urban agriculture in all residential zoning districts.	Addresses the need to eliminate locate food system barriers in zoning regulations.
	Implementation Action 91: Conduct a Community Health Needs Assessments and continue to monitor citizen needs through requested citizen satisfaction surveys.	The HIA is an excellent tool to assess the health impacts of policies, plans and projects that increase access to healthy food using quantitative, qualitative and participatory techniques to determine the need of a FAP.
Community Gardens & Backyard Gardens	Policy ST-16.3: The City of Buckeye should encourage developers and HOAs to relax private garden restrictions and provide community gardens.	This approach may serve as a model for jurisdictions with growing populations and a large percentage of HOAs.
	Policy ST-16.4: The City of Buckeye should work with commercial developers to ensure food outlets are incorporated into development around the community to ensure easy and convenient access.	Supports the type of public/private partnerships needed to eliminate barriers to local food production.
	Policy ST-16.5: The City of Buckeye should encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife.	Merges aesthetics with utilitarian purposes by supporting agriscaping.
Urban Agriculture	Implementation Action 93: Amend Development Code to allow community gardens, farmers markets, and urban agriculture in all zoning districts.	Community gardens, farmers markets and urban agriculture will be considered a by-right use in all zoning districts.

Table 6. City of Goodyear General Plan - Local Food System Best Practices

Topic	Element/Policy/Implementation Strategy/Action Item	Why Identified as Best Practice
Access to Healthy Local Food	Objective CC-1-1. Create and foster complete neighborhoods. (Community and Cultural Development Element)	Addresses access to healthy food as a key component of “complete neighborhoods.”
	Policy a: Promote the concept that all neighborhoods in Goodyear should be “complete neighborhoods” - meaning they include access to healthy food.	
	Action Item a: As part of a neighborhood planning process, work with existing neighborhoods to identify areas or improvement, if any, to create complete neighborhoods.	
	Action Item b: Evaluate the City’s Zoning Ordinance, Design Guidelines, and Engineering Standards to determine what regulations are needed to ensure new developments will function as components of “complete neighborhoods.”	
	Goal CC-7: A community with access to healthy eating and active life-style opportunities. (Community and Cultural Development Element)	Recognizes access to healthy food is key to a healthier community for residents and visitors
	Objective CC-7-1: Ensure residents, visitors, and workers have access to healthy foods.	
	Policy d: Support local food banks and involved them in the discussions and assessments of community needs.	
	Action Item b: Conduct a Community Food Assessment (CFA). Identify “food deserts” in the City and research creative solutions to address them in partnership with affected neighborhoods.	CFA provides an opportunity to identify creative solutions in partnership with affected neighborhoods
Community Gardens	Policy a: Promote the development of community gardens within neighborhoods and pocket parks	Given the large percentage of HOAs in the City, this approach identifies pocket parks as opportunities for community gardens
	Action Item a: Work with the school districts to provide joint use facilities when possible	Provides an opportunity for joint use of facilities, which can result in the establishment of more school and community gardens, by creating a partnership with school districts
Farmers Markets and CSAs	Policy b: Support Community Supported Agriculture (CSAs) and farmers’ markets	
	Action Item c: Evaluate the merits of holding the City’s farmers’ markets in neighborhoods where food deserts have been identified.	Recognizes the need to strategically place farmers’ markets in low food access areas
	Action Item d: Hold farmers markets and Community Supported Agriculture (CSA) pick-ups at local parks	Identifies municipally-owned parks as potential sites for farmers markets and CSA pick-ups
Urban Agriculture	Action Item e: Evaluate the City’s Zoning Ordinance to ensure that food trucks that serve healthy food, community gardens, and similar endeavors are permitted.	
Local Growers Support	Policy c: Support local agriculture, from Duncan Family Farms to community gardens to farmers markets, that produce food and goods that are sold locally. (Objective ED-2-3 of the Economic Development Element)	Supports local food growers as an economic development strategy

Source: [Goodyear 2025: City of Goodyear General Plan](#), Approved June 23, 2014 and Ratified November 4, 2014, Goodyear, Arizona.

Table 7. City of Phoenix General Plan - Local Food System Best Practices

Topic	Element/Policy/Implementation Strategy/Action Item	Why Identified as Best Practice
Access to Healthy Local Food	Healthy Food System Goal: Promote the growth of a healthy, affordable, secure and sustainable food system that makes healthy food available to all Phoenix residents.	Establishes access to healthy local food as a city-wide priority.
	Measures for Success: Increase the number of residents within ¼ mile of a farmers market, community garden or urban agriculture	Provides specific metrics for evaluating progress.
	Measures for Success: Increase the number of residents within ¼ mile of a grocery store	Provides specific metrics for evaluating progress.
	Codes: Adopt zoning, land use guidelines, and other policies that incentivize grocery stores, farmers markets, community gardens, and food trucks to locate in underserved neighborhoods (Strategic Tool under the Tools: Policies and Actions section – Page 143)	Utilizes zoning, guidelines and policies as tools to incentivize local food system and increase access to healthy local food in underserved neighborhoods.
	Codes: Update codes and ordinances to eliminate barriers and encourage the development of a healthy food infrastructure (Strategic Tool under the Tools: Policies and Actions section – Page 143)	Utilizes a systematic approach to eliminate barriers.
	Operations: Coordinate among city departments on programs and policies affecting food system sustainability and security to reduce areas with limited healthy food access (Strategic Tool under the Tools: Policies and Actions section – Page 143)	Makes healthy local food system access a city-wide priority, avoiding working in silos.
	Finance: Pursue grants and other funding opportunities that will enhance the community’s access to healthy foods (Strategic Tool under the Tools: Policies and Actions section – Page 143)	Identifies funding as a key component to advance and promote access to healthy foods.
	Partnerships: Collaborate with key partners to facilitate new opportunities for urban-scale gardens, farms, gleaning, and distribution systems (Strategic Tool under the Tools: Policies and Actions section – Page 143)	Values partnerships as an integral component of local food system access.
Action Step(s): Access to Healthy Local Food <ul style="list-style-type: none"> • City Council adoption (March 2020) of the 2025 Food Action Plan • Sponsoring of 2020 Food and Farm Forum • Brownfields to Healthfields Project: OEP was awarded a \$400,000 community-wide brownfields assessment grant from the U.S. Environmental Protection Agency for the Phoenix Brownfields to Healthfields Project. The overall goal of the project is to remove hazardous substances and pollutants from identified brownfield properties and to redevelop these properties for uses that improve public health. The EPA grant will fund development of a city-wide brownfields inventory, environmental site assessments, health monitoring, and cleanup planning activities. • South Phoenix Local Foods, Local Places Project: In 2018, the City of Phoenix received a technical assistance grant from the U.S. Environmental Protection Agency Local Foods, Local Places program. In partnership with the community and institutional partners, a South Phoenix Food Action Plan was developed. • Phoenix Food Day 		

Table 7. City of Phoenix General Plan - Local Food System Best Practices *continued*

Topic	Element/Policy/Implementation Strategy/Action Item	Why Identified as Best Practice
<p>Waste Recycling/Composting</p>	<p>Action Step(s):</p> <ul style="list-style-type: none"> • City of Phoenix Compost Facility: In April 2017, Mayor Stanton and City Council unveiled Phoenix’s new compost facility located next to the city’s transfer station and recycling facility at 27th Avenue and Lower Buckeye Road. The 27th Avenue Compost Facility sits on approximately 27 acres within the Resource Innovation Campus (RIC), a campus that aims to be a hub for innovators to develop Phoenix’s circular economy and find sustainability solutions. In its initial phase, the compost facility has the capability to process up to 55,000 tons of compost per year. However, the facility has the future capability to expand and the potential to ultimately process up to 220,000 tons of compost. <p>The facility features a state-of-the art Turned Aerated Pile (TAP) composting system that makes large amounts of compost in nearly half the time as traditional composting methods. The 27th Avenue Compost Facility is the first solid waste infrastructure project in the United States, and the first project in Arizona, to earn Envision recognition from the Institute for Sustainable Infrastructure. The Envision system rates sustainable infrastructure across the full range of environmental, social and economic impacts.</p> <ul style="list-style-type: none"> • Curbside Green Organics Container: This program provides a new large, tan container for yard waste, such as grass clippings, twigs, branches and shrubs. This program is perfect for households that have weekly landscaping maintenance and/or own large properties. The additional monthly fee for the Green Organics container will be \$5 a month per tan container requested. • Green Organics Program: The City of Phoenix incentivizes landscape companies and businesses to bring clean yard waste to both the north and south transfer stations in Phoenix through discounted rates at the scale houses. • Composting at Home: Residents can dispose of their yard waste by using a composter or mulcher. City of Phoenix composters (constructed from old garbage cans) can be obtained at a city transfer station for \$5. Call 602-262-6251 for more information 	

Notes: The glossary section of the General Plan includes definitions for: healthy food systems; community garden; urban farming; and urban forest. Although mentioned in the General Plan, urban agriculture and food deserts are not defined in the General Plan glossary.

Source: [City of Phoenix General Plan: Plan PHX 2015](#), City Council adopted version, April 2018, Phoenix, Arizona.

Table 8. City of Tempe General Plan - Local Food System Best Practices

Topic	Element/Policy/Implementation Strategy/Action Item	Why Identified as Best Practice
Access to Healthy Local Food	Develop as a Leader in “Urban Living” Theme: Promote healthy community living through choice for housing, access to recreation, fresh food, and healthcare, all easily accessible by walking, biking or transit (Executive Summary – Page ii)	Considers access to fresh food as a component of a healthy community and as a quality of life indicator.
	Land Use and Development Chapter: Develop the city to afford equitable access to healthy foods, physical activity, health care, and other resources that contribute to healthier lifestyles (Executive Summary – Page iii)	Incorporates equitable access to healthy foods as a contributor to healthy lifestyles.
	Strategy 5: Support city-wide location of sustainable local food systems including farmers markets, urban agriculture, community gardens, federal food assistance programs and healthy food retailers (Supports Land Use Objective LU2 of the Land Use and Development Chapter – Page 12)	Addresses access to food as a component of the use of land that supports long-term sustainability.
	Strategy 8: Attract a large variety of healthy food resources such as full-service grocery stores, ethnic food markets, farmers markets, community gardens and edible landscapes (Supports Land Use Objective LU6 of the Land Use and Development Chapter – Page 14)	Addresses the cultural and ethnic components of a healthy, equitable local food system.
	Strategy 4: Expand opportunity for urban agriculture – home gardens, community gardens, urban farms, farmers markets, as well as food availability and access (Supports Community Design Objective CD12 of the Land Use and Development Chapter – page 24)	Addresses access to locally grown food as a component of community design.
	Low Density (up to 3 du/ac): Residential land permitted a density between one to three dwelling units per acre. Some of these properties may be permitted to keep large animals, or have substantial land for agricultural use or gardening (Projected Residential Density Legend, Land Use and Development Chapter – Page 9)	Designates land uses within the Future Land Use Map that support agricultural land preservation.
Agricultural Land Preservation	Policy ST-16.5: The City of Buckeye should encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife.	Merges aesthetics with utilitarian purposes by supporting agriscaping.

Source: [City of Tempe General Plan 2040](#), approved by City Council December 12, 2013, Tempe, Arizona.

Table 9. Town of Queen Creek General Plan - Local Food System Best Practices

Topic	Element/Policy/Implementation Strategy/Action Item	Why Identified as Best Practice
Access to Healthy Local Food	The General Plan Land Use Map includes the Rural Land Use Category and Agritainment Special District areas that are designated for development that conserves the Town’s agricultural history. The General Plan Land Use Map also classifies 35% of the land within the Town Planning Area for rural development appropriate for densities of one dwelling unit per acre or less (a significant portion of this area is unincorporated). (Land Use Map and Town-Wide Planning Considerations page 22)	Uses land use designations as a tool for the preservation of the town’s unique agricultural heritage and protection of agricultural lands.
	Action 1.A.1: Continue to conserve rural areas by replacing the San Tan Foothills Specific Area Plan Land Use Map with the Land Use Map included in this General Plan and through the incorporation by reference of the San Tan Foothills Specific Area Plan into this General Plan. (Supports Goal 1, Strategy 1.A of the Land Use Element – Page 41)	Considers protection of agricultural lands as a major component of economic sustainability.
Economic Development	Planning Consideration: A primary component of economic development is tour-ism and the tax dollars that flow from those uses. The Town’s agritainment and agritourism assets, which include Schnepf Farms and the Queen Creek Olive Mill, need to be supported and expanded through the addition of complementary uses.	The Town’s agritainment and agritourism assets, which include Schnepf Farms, the Queen Creek Olive Mill, and Sossaman Farms are supported and expanded through the addition of complementary uses. The addition of complementary uses has been beneficial to the Town’s larger economy by helping the Town’s agricultural, commercial, and tourism industries grow and expand.
	Action 1.A.2: Continue to promote Agritainment uses in appropriate locations within Town. (Supports Goal 1, Strategy 1.A of the Land Use Element – Page 41)	Aligns economic development strategy with agricultural land protection, land use strategy and preservation of Town agricultural heritage.
	Strategy 1.G: Encourage Exploration for potential agritainment opportunities within the Sossaman Farms Growth Area (Supports Goal 1 of the Growth Areas Element (Page 52)	
	Goal 3: Position Queen Creek as the Agritainment capital of Arizona (Economic Development Element Goal – Page 77)	
	Strategy 3.A: Develop and launch a Queen Creek Agritainment promotional campaign (Economic Development Element Strategy – Page 77)	Takes an active role at marketing and promoting local food system by supporting food-related local industry.
	Strategy 3.B: Expand agritainment to include wineries, breweries, distilleries, creameries, bakeries and other value-added food businesses (Economic Development Element Strategy – Page 77)	Promotes the local food system by supporting food-related local industry.

Source: [Town of Queen Creek General Plan](#), Approved

XII APPENDIX B

Table 10. City of Buckeye Zoning Regulation - Local Best Practices

Topic	Zoning Regulations/Zoning Districts/Specific Plans/ Planned Area Development (PADs)/Land Use Permits	Why Identified as Best Practice
Urban Agriculture	Gilbert adopted the ordinance establishing the Agritopia Planned Area Development (PAD) for the Agritopia community. A PAD is a zoning category that allows flexibility from the typical zoning designations by allowing applicants to create their own set of site specific development standards. The Gilbert Agritopia PAD protects the 11-acre certified organic farm at the heart of Agritopia and establishes an Agro-Commercial Town Square. The PAD preserves urban farming through food production, sales, and education. Agritopia is a community that includes an urban farm, a farmers market and a CSA, that is surrounded by residential housing as well as park and playground spaces. The Farm at Agritopia also includes a café and a self-serve (honor system) store where produce is sold. The Agritopia Farmers Market connects urban dwellers with their Certified Organic produce. (Ordinance # 1305 – Agritopia PAD, Adopted October 2000)	Agritopia is identified as a best practice for successfully integrating the 11-acres certified organic farm into a PAD and preserving urban farming through food production, sales, and education.
Economic Development	The Town of Gilbert Land Development Code (LDC) was amended to allow Agritainment, defined in the code as: “agriculturally-based recreation and entertainment events and activities in conjunction with on-going agricultural uses on a property.” Activities may include: corn mazes, hayrides, petting zoos, farm stands, and farmers markets, which require a temporary use permit. (Town of Gilbert Land Development Code Article 6.1, 2005)	Agritainment supports local food producers and ties the local food system to economic development initiatives.

Source: [Town of Gilbert Land Development Code](#), February 1, 2005, Revised December 6, 2018

Table 11. City of Mesa Zoning Regulation - Local Best Practices

Topic	Zoning Regulations/Zoning Districts/Specific Plans/PADs	Why Identified as Best Practice
Community Gardens and Backyard Gardens	Residential Districts: Permits community gardens in RS (Single Residence), RSL (Small Lot Single Residence), and RM (Multiple Residence) residential districts pursuant to compliance with Section 11-31-10 (City of Mesa, Zoning Ordinance, Chapter 5 Section 11-5-2 Residential Districts)	Permits community gardens in all residential uses providing greater access to local food system.
	Commercial Districts: Permits community gardens in C-1, C-2, C-3, O-S and Mixed Use Districts pursuant to compliance with Section 11-31-10. (City of Mesa, Zoning Ordinance, Chapter 6 Section 11-6-2 Commercial and Mixed Use Districts)	Permits community gardens in all commercial and mixed use districts providing greater access to local food system.
	Downtown Districts: Permits community gardens in Downtown Residence Districts (DR-1, DR-2, and DR-3; Downtown Business Districts DB-1 and DB-2; and Downtown Core District (DC) pursuant to compliance with Section 11-31-10. (City of Mesa, Zoning Ordinance, Chapter 8 Section 11-8-3 Downtown Districts)	Permits community gardens in all Downtown districts providing greater access to local food system.
	Community Gardens: provides standards for community gardens that include requirements and recommendations for types and restrictions, setbacks, storage buildings, lighting, parking, maintenance and fences. (City of Mesa, Zoning Ordinance, Chapter 31 Section 11-31-10)	Clear standards integrate community gardens with the type of zoning district in which they are located and provide community members with clear, specific standards for how to develop gardens that are safe, engaging and that limit conflict with neighbors
	Community Garden: defined as an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. The area may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. (City of Mesa, Zoning Ordinance, Chapter 86 Section 11-86-5 Public and Semi-Public Use Classifications)	In the case of litigations, court decisions rely on the definitions contained in zoning ordinance.
Farmers Markets and CSAs	Farmers Markets: provides standards for farmers markets as permitted temporary uses that include: a) location and merchandise; b) maintenance; c) required parking; and d) discontinuance of use. Farmers Markets are permitted as a Temporary Use in all commercial and mixed-use districts. (City of Mesa, Zoning Ordinance, Chapter 31 Section 11-31-30-B)	Provides an inexpensive and timely permitting process with clear standards for the operation of farmers markets. A Temporary Use Permit does not require a public hearing as required for a Use Permit. Temporary Use Permits are approved for a specific period and expires at the end of the time limit.
	Farmers Markets: defined as periodic outdoor sales activities involving the display and sale of fresh produce and locally produced food and beverage items, including baked goods, jams, jellies, and similar food products. The display and sale of hand-crafted artisan items may be considered as an accessory activity, provided the principal activity remains the sale of the food- or produce-related items. (City of Mesa, Zoning Ordinance, Chapter 86 Section 11-86-4 Commercial Use Classifications)	In the case of litigations, court decisions rely on the definitions contained in zoning ordinance

Table 11. City of Mesa Zoning Regulation - Local Best Practices *continued*

Topic	Zoning Regulations/Zoning Districts/Specific Plans/PADs	Why Identified as Best Practice
Agricultural Land Preservation	Agricultural Districts: includes several agriculture districts. Although most of the crops are feed crops like corn and alfalfa, citrus production is the main local food system crop. Agricultural districts protect citrus producing lands. (City of Mesa, Zoning Ordinance, Article 2: Base Zones, Chapter 4: Agricultural Districts)	Agricultural districts protect citrus producing lands.
Economic Development	Agriculture-based entertainment: includes regulations for agriculture-based entertainment and educational related activities, such as corn mazes, facility tours, petting zoos and farm animal exhibits permitted as accessory uses in the AG district subject to review and approval of a Special Use Permits in accordance with Chapter 70, Conditional Use Permits. Evaluation of the Special Use Permit is based on a review of the following items to assure the entertainment and educational related activities remain compatible with and not detrimental to surrounding land uses: a) site plan; b) parking; c) accessory use; d) applicable policies; and e) operational plan. (City of Mesa, Zoning Ordinance, Chapter 4, 11-4-5 Agriculture-based entertainment)	The City supports Agriculture-based Entertainment with encourages local food production while supporting economic development. Vertuccio Farms which includes the Pumpkin Patch, is one of the Agriculture-based entertainment districts in Mesa in operation since the 1970s bringing numerous visitors to the area.

Source: [City of Mesa Zoning Ordinance](#), adopted December 31, 2018.

Table 12. City of Phoenix Zoning Regulation - Local Best Practices

Topic	Zoning Regulations/Zoning Districts/Specific Plans/PADs	Why Identified as Best Practice
<p>Community Gardens Residents have the right to have backyard gardens even if their products are offered as a CSA basket.</p>	<p>Community Gardens: Permits community gardens to sell produce cultivated on site within ten days of harvest subject to approval of a Use Permit pursuant to Section 307. On-site operational conditions and improvements may be stipulated as a condition of use permit approval (City of Phoenix, Zoning Ordinance, Chapter 6, 608 Residence Districts).</p>	<p>Permits community gardens on all residential districts subject to approval of a use permit.</p>
	<p>Community Garden Policy Guidelines: Provides guidelines and development standards for the development of community gardens, including: A) Security – Fencing, lighting, and security methods; B) Structures – Setbacks and maximum heights; C) On-site Storage; D) Compost; E) Site Maintenance; F) Signage; G) Drainage; H) Sales of Products On-site; I) On-Site Activities – Hours of Operation, Educational Demonstrations, Forums; and J) Parking – Parking Standards. In addition, it includes a Community Garden (CG) Setback Basics summarizing standards (fence heights, setbacks, sheds and storage structure setbacks) in site plan view and text formats.</p>	<p>Implements the General Plan, addresses constituents’ concerns, and clarifies the process by which community members can establish community gardens. Note: Guidelines and standards provided in the community Garden Policy Guidelines are provided in a free-standing document titled Zoning Information and referred to as both a checklist and a handout. These guidelines implement the general plan and contain specific development standards. The Policy Guidelines can be found at https://www.phoenix.gov/pdds/Docs/PZ/pdd_pz.pdf 00348.pdf</p>
	<p>PUD Option: potentially allows additional standards or entitlements than the MUA District in exchange for providing agricultural/food production amenities such as a community garden on-site as part of the open space/community amenity requirements. This option will be evaluated by staff on a case-by-case basis in conjunction with the review the project-specific development standards.</p>	<p>Allowing additional different standards or entitlements for a PUD, in lieu of including a community garden supports local food systems and the concept of “complete neighborhoods.” In an era of rapid urban development, this option can be a large contributor to the construction of community gardens if marketed adequately and if appropriate partnerships are facilitated and established.</p>
<p>Farmers Markets & CSAs</p>	<p>Farmers Markets: Permits farmers market subject to a) obtaining an administrative temporary use permit (ATUP) in accordance with the provisions of Section 708 if no food or beverage is dispensed from a vehicle; and b) obtaining a use permit in accordance with the provisions of Section 307 if food or beverage is dispensed from a vehicle (City of Phoenix, Zoning Ordinance, Chapter 6, 622 Commercial C-1 District-Neighborhood Retail).</p> <ul style="list-style-type: none"> • TEMPORARY USES: SECTION 708 PERMITS A FARMERS MARKET ON COMMERCIAL ZONED PROPERTY VIA AN ADMINISTRATIVE TEMPORARY USE PERMIT (ATUP) - on C-1, C-2, C-3, A-1, or A-2 zoned properties, provided no food or beverages are dispensed from a vehicle. 	<p>Permits farmers markets in C-1 Commercial Districts subject to obtaining an administrative temporary use permit (ATUP) for up to a year. Farmers Markets are also permitted in C-2 and C-3 Commercial Zoning Districts. (respectively Chapters 623 and 624: see Section D.), and A-1 and A-2 Industrial Zoning Districts (Chapters 627 and 628).</p>

Table 12. City of Phoenix Zoning Regulation - Local Best Practices *continued*

Topic	Zoning Regulations/Zoning Districts/Specific Plans/PADs	Why Identified as Best Practice
Farmers Markets & CSAs <i>continued</i>	Farmers Markets: Permits farmers markets, subject to obtaining a use permit in accordance with the provisions of Section 307 and subject to limitations on a) frequency of use; b) hours of operation; c) signage; and d) on-site improvements and operational conditions (City of Phoenix, Zoning Ordinance, Chapter 6, 608 Residence Districts) for properties rezoned into the Walkable Urban Code (Chapter 13). and for properties within the boundaries of downtown as per Chapter 12, Downtown Code, Section 1204.C.26).	In the case of litigations, court decisions rely on the definitions contained in zoning ordinance
Agricultural Land Preservation	<p>Mixed Used Agricultural District (MUA): Preserves the character of agricultural areas of Phoenix while allowing appropriate development, including compatible commercial and/or residential uses, which reflect and enhance an agricultural character. The MUA requires a mixture of uses and includes design standards focused on maintaining the agriculture character. The MUA District permits farmers markets, restaurants, vineyards and a wide variety of compatible agricultural uses that support the local food system. Within the landscape requirements, to preserve and foster its agricultural character the MUA District landscaping consists of plant materials which have historic significance for ornamental or crop use in agricultural areas of Phoenix or provide the visual equivalent to those plants. (City of Phoenix, Zoning Ordinance, Chapter 6, 649 Mixed Use Agriculture District).</p> <p>The S-1, ranch or farm residence district, is a district designed to provide for very low density farm or residential uses to protect and preserve low density areas in their present or desired character. It is intended that the s-1 district will afford areas where semi-rural residential and agricultural uses can be maintained without impairment from industrial, commercial or higher density residential development.</p>	The MUA district preserves the character of agricultural areas while allowing development of urban type uses. This approach supports the local food system while encouraging new development which is consistent with the traditional design of a rural and agricultural area through special design and use standards. It also supports the preservation of existing plant materials to support the agricultural character of the district, while allowing additional commercial and office uses that increase economic viability and support the urban character of Phoenix.
Mobile Food Vending	<p>Mobile Vendor licensing: Stipulates that no license is required for a mobile vendor or a mobile food vendor who is regulated at a farmer’s market or a community garden pursuant to the City of Phoenix Zoning Ordinance. Mobile vending permitted upon obtaining a use permit in accordance with the provisions of section 307 of the zoning ordinance if food or beverage is dispensed from a vehicle.</p> <p>General Commercial: Permits mobile vendors subject to conditions and limitations including: location; number of mobile food vendors; and exceptions. (City of Phoenix, City, Zoning Ordinances, Chapter 6, 624, Commercial C-3 District)</p> <p>Neighborhood Retail: Permits mobile food vendors in farmers markets provided they obtain a use permit in accordance with the provisions of Section 307 if food or beverage is dispensed from the vehicle (City of Phoenix, Zoning Ordinance, Chapter 6, 622 Commercial C-1 District-Neighborhood Retail)</p>	<p>This exemption relaxes regulations for mobile food vendors already regulated as a farmer’s market or a community garden, which supports Farm Express, a mobile fresh food vending truck provided healthy local food access to identified food deserts within the City.</p> <p>C-3 Districts support Farm Express. Also see the section on Local Food System Programs.</p> <p>C-1 Districts support Farm Express. Also see the section on Local Food System Programs.</p>

Source: [City of Phoenix Zoning Ordinance](#), Chapter 6, Zoning Districts

Table 13. City of Tempe Zoning Regulation - Local Best Practices

Topic	Zoning Regulations/Zoning Districts/Specific Plans/PADs	Why Identified as Best Practice
<p>Community Gardens and Backyard Gardens</p>	<p>To implement local food system policy adopted in the General Plan, Tempe amended the Zoning Ordinance to add Section 3-427 – Community Gardens. This section fosters and supports sustainable practices through interim use and/or the adaptive re-use of open space and vacant lands with community gardens. In addition to allowing community gardens as a permitted use in the AG, Agricultural District, community gardens are also permitted, subject to approval of a use permit, in all Residential Districts and in all Commercial, Mixed-use and Industrial Districts subject to specific criteria. NOTE: Operational requirements and other development standards are identified in Section 3-427 of the Tempe Zoning Code</p>	<p>Using specific criteria, the City can incorporate community gardens in zoning districts where these may not otherwise be compatible.</p> <p>In addition to providing criteria for on-site retention, use of equipment, signage, fencing, outdoor retailing products, and proposed improvements, the zoning ordinance includes a discontinuance of use clause that ensures that the site shall be returned to its original form if no longer in operation. This clause encourages local governments to allow community gardens as a temporary use.</p>

Source: [City of Tempe Zoning and Development Code \(ZDC\)](#)

Table 14. Town of Queen Creek Zoning Regulation - Local Best Practices

Topic	Zoning Regulations/Zoning Districts/Specific Plans/PADs	Why Identified as Best Practice
<p>Preservation of Agricultural Lands</p>	<p>Agritainment Zoning District: The South Specific Area Plan (SSAP) includes guidelines and standards to support the Agritainment District which includes The Olive Mill, Schnepf Farms, and Hayden Flour Mill at Sossaman Farm. The SSAP supports wineries, restaurants, culinary classes, food-oriented business incubators and a broad range of food-oriented commercial uses that benefit from the area’s agricultural industry and Agritainment District. (City of Queen Creek, Zoning Ordinance, Article 1, General Provisions, updated 2019).</p>	<p>Agritopia is identified as a best practice for successfully integrating the 11-acres certified organic farm into a PAD and preserving urban farming through food production, sales, and education.</p>
<p>Economic Development</p>	<p>To implement the SSAP, the Zoning Ordinance was amended to include the Agritainment District, which allows a broad number of uses that would not be permitted under the R1-43 Zoning District, the blanket zoning district for traditional agriculture. Within the Agritainment District (AT) wineries, restaurants, culinary classes, food-oriented business incubators and a broad range of what may be considered commercial uses with an Agritainment or agriculture base are permitted by right. It still requires the preparation of a PAD, which is a more appropriate mechanism for these types of agriculture and Agritainment uses. (City of Queen Creek, Zoning Ordinance, Article 1, General Provisions, updated 2019). NOTE: The Agritainment District may be requested for any parcel within boundaries of the Town of Queen Creek.</p>	<p>The Agritainment District protects agricultural lands and local farms and supports the local food system. It also utilizes the preparation of PADs as an appropriate planning tool for the incorporation of such uses. The Agritainment District also provides the Town with a strong economic development strategy that brings revenues to the Town.</p>

Source: [Town of Queen Creek Zoning Ordinance](#), 2019

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