

What's Land Got to Do With It!?

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What is Zoning?

- A tool used to control and manage land-use for the health, safety and general welfare of the public.
 - Enforced by the Zoning Ordinance

Zoning Ordinance

A lawful document that sets forth land use regulations.

- Land – Use
 - Placement
 - Height
 - Bulk
 - Density
 - Parking
 - Affordable Housing
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History of Zoning

New York City

- 1916 enacted the first zoning ordinance in America.
 - Taller buildings
 - Increased density
- Equitable Building.
 - 120 Broadway



<http://nucius.org/photographs/equitable-building-new-york-city-1913/>

Village of Euclid V. Ambler Realty Co.

- Euclid is a suburb of Cleveland, OH.
 - Concerned about Industrial expansion
- Ambler Realty Co. bought 68 acres of land in Euclid.
- 1922 Euclid passed a zoning ordinance.
- 1926 Supreme Court ruled in favor of Euclid.

Consequences & Effects of Zoning

- Used to separate people based on race and class.
 - Residential zones based on lot size.
 - Residential classifications (Single-Family, Two-Family, Multi-Family)
 - Location of various zones

How Zoning Works

Zones

- ❖ R – Residential (R-6, R-10)
- ❖ C – Commercial
- ❖ O – Office
- ❖ I – Industrial
- ❖ M – Manufacturing
- ❖ MXT – Mixed-Use
- ❖ P – Parks
- ❖ UT – Utilities

Use

- ❖ Single-Family
- ❖ Two-Family
- ❖ Multi-family
- ❖ Retail
- ❖ Office
- ❖ Agricultural
- ❖ Educational

- Permitted/By-Right
 - Allowed without special hearing
- Use – Permit/Special Exceptions
 - Have to apply to the Planning Commission and Governing Body for permission.
 - Can place conditions on the project that limits how you can use the land.

Who Are the Players?

Zoning Administrator

Official responsible for enforcing the zoning ordinance and making determinations on issues that the ordinance fails to address.

Planning Commission

Community members appointed by elected officials responsible for hearing cases on planning and zoning issues, and makes recommendations to the elected governing body.

City/County Council

Duly elected officials who hears and makes final votes on all planning and zoning issues.

City/County Manager

Person responsible for the operation of the government.

Board of Zoning Appeals

Community members appointed by elected officials to hear citizens cases for relief from the zoning ordinance.

Advocacy

What to Ask

- By-Right/Permitted Agricultural Use in all zones.
 - Community Gardens
 - No live-stock
- Mechanism for permitting of urban gardening.
 - How vacant lot can be converted to a garden?

Engage the Players!!!

SOUTHWEST COMPTON COMMUNITY GARDEN **GRAND OPENING**



Black Jesus Community Garden
Scene



How is ZONING FOOD policy?

Zoning sets the
framework for all aspects
of the food system



Food Policy:

Laws regulating how food is produced, processed, distributed, and purchased

The Food System

The Food System is the path that food travels from field to fork. It includes the growing, harvesting, processing, packaging, transporting, marketing, consuming, and disposing of food.



Credit: Food
Well Alliance6

A photograph of a community garden site. In the foreground, there is a field of tall green weeds and grass. In the middle ground, a group of about ten people are standing in a line, looking towards a garden area. The garden area has several raised beds, some of which are filled with dark soil, while others have some green plants. To the right, there is a small white-covered structure, possibly a greenhouse or a covered walkway. In the background, there is a multi-story brick building with many windows and balconies. The sky is overcast and grey. A large yellow rectangular box is superimposed over the middle of the image, containing the text "Where we can grow" in a bold, black, serif font.

Where we can grow

A photograph of a vineyard with rows of grapevines. In the background, there is a barn with a red roof and a chimney, surrounded by trees under a blue sky with white clouds. The text "Where and How we can process" is overlaid on the image in a large, bold, black font, with the word "process" on a separate yellow rectangular background.

Where and How we can process

COTTAGE CITY

How we can market

Community Garden

PORT TOWNS COMMUNITY HEALTH PARTNER
PORT TOWNS YOUTH COUNCIL

Where food can be sold

A photograph of two young people, a woman and a man, walking on a sidewalk. They are both wearing bright green t-shirts. The woman is holding a clipboard and a pen, and the man is looking at it. They are walking past several large orange and white striped traffic barrels. In the background, there is a paved road and some parked cars. The text "How consumers access our products" is overlaid in a large, bold, black font on a yellow rectangular background.

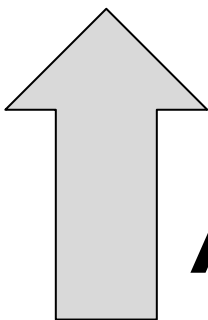
How consumers access our products

A background image showing several children and adults working in a garden. The children are focused on planting or tending to the soil. The scene is outdoors, and the lighting is natural. The image is slightly blurred and has a dark overlay to make the text stand out.

Food Access:

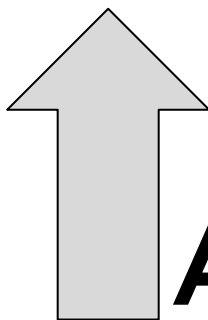
- **Proximity** of food outlets to schools and residential areas
- **Prevalence** and types of food outlets available in neighborhoods
- **Presence** of food and nutrition programs in a community
- **Local policy and regulatory framework** (e.g., food policy councils, food charters, school food policy, local plan-making, zoning regulations, design regulations, and other standards).

American Planning Association. (2010). Food systems. Retrieved from <http://www.planning.org/nationalcenters/health/food.htm>



Access

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Affordability

Prince George's County, Maryland

- 500 Square Miles of land
- > 900,000 residents
- Wealthiest jurisdiction for African Americans
- Urban, Suburban, and Rural land character
- Traditional agrarian community
- 93 Census tracts are “low-access”
- Depleting agricultural lands
- 70% of adults are overweight or obese
- 71% of all food establishments in Prince George's County are fast food establishments
- Suburban sprawl creates extreme inequity



How can ZONING improve food ACCESS?

The right Zoning laws can
increase opportunities for
improved access and
availability of food

Changes in Community Thoughts & Policy

- Conduct a food systems study and plan
- Complete a Healthy Living and Active Design Scorecard
- Implement Health Impact Assessment for new Zoning Code
- Establish Food Equity Council or Food Policy Council

Increase opportunities for practicing Urban Agriculture

- Define Urban Agriculture as a use and distinguish between for-profit/volunteer enterprises
- Remove permitting restrictions for community gardens
- Encourage native plantings/fruit trees in right of way, median, and landscaping
- Provide Incentives (increased density) for redevelopment
- Substitution as a stormwater management practice
- Converting Golf-Course Communities to Agrihoods
- Urban Agriculture Zone to allow for tax incentives
- Allow agritourism in urban areas

Increase distribution of Locally Grown Produce

- Define Farmers' Markets
- Allow Farmers' Markets as pop-up shops
- Allow Farmers' Markets, farm stands, to operate year round.
- Zoning for Shared Commercial Kitchens, small-scale

Increase grocery stores in low access areas

- Provide incentives when a grocery store is included in a new development
- Allow grocery stores in all categories of zones.
- Establish mini-grocery stores as new grocery stores as infill development within existing residential areas or part of new subdivisions.
- Improve street connectivity in urban areas (sidewalks, shorter blocks, etc)



How can YOU advocate

Know the Code

Know your Turf

Know the Players

Know your Tools

Questions?
