



Urban Agriculture



What *is* Urban Agriculture in Winston-Salem?

[ClearCode Chapter 11, Section 2](#)- The growing, processing, and distribution of food and other agricultural products through cultivation. It may include plant cultivation and the growing of non-food crops such as herbs and ornamentals. This use may include accessory structures and buildings used for agriculture-related storage or field packing. Urban Agriculture does not include the accessory cultivation of plants on residential lots solely for use and/or consumption of the occupants of said lots or on-site accessory sales.



General Standards of Urban Ag. Ordinance

- ❑ Only for properties within city limits
- ❑ \$25 permit cost
- ❑ On-site sale and distribution of produce grown on-site *is* allowed
- ❑ Minimum setback of 5 feet from neighboring properties and right-of-way
- ❑ Some structures (like greenhouses and storage buildings) require an additional permit/fee
- ❑ Site plans are required
- ❑ Parking considerations may need to be made

Zoning Districts where Urban Ag. is allowed

Special Use Permit and a Zoning Permit		Zoning Permit Only
RS40	RSQ	AG
RS30	RM5	PB
RS20	RM8	LB
RS15	RM12	HB
RS12	RM18	GB
RS9	RMU	LI
RS7	MH	GI
		LB
		IP
		C
		MU-S





Step-by-step

1. Does my Urban Agriculture use require permits?
It depends . . .
 - a. No, *if* the project is located on the same lot as your house and is within the city limits
 - b. Yes, *if* the project is located on a different lot than your house and is within the city limits (and the project was developed after May 4, 2015)
2. How do I find the zoning district of my property?
 - a. <https://www.forsyth.cc/tax/geodata.aspx> and use the “Planning App” button
 - b. Call the Inspections Division at 336-727-2624
3. Fill out and submit the application
 - a. Appropriate application is “Application for Residential/Zoning Permit”
4. Possibly go before the Winston-Salem Zoning Board of Adjustment for a public hearing.
5. If approved, acquire necessary permits.



Urban Agriculture Toolkit

<https://www.cityofws.org/DocumentCenter/View/2839/Urban-Agriculture-Toolkit-PDF>



Community Gardens

<https://www.cityofws.org/1072/Community-Gardens>

- Many types of gardens, which will be discussed in community gardening session tomorrow.
- Find out who owns the land.
 - Can be obtained from tax office
 - <https://www.forsyth.cc/tax/geodata.aspx>
- Contact landowner and establish a written and signed agreement by both parties. It is illegal to use land without obtaining an agreement.
- Work with Inspections Division to apply/acquire necessary permits.



Community Gardens

Other important considerations:

- Plan for your water source in advance and determine how water will be paid.
- Consider working with Forsyth County Cooperative Extension to obtain a soil testing kit.
 - <https://forsyth.ces.ncsu.edu/2021/02/soil-test-kits/>