

AGRICULTURE in Coconino County

GENERAL

This brochure provides guidance for agriculture and animal keeping in the unincorporated parts of Coconino County. Agriculture and animal keeping is promoted throughout the county, however, there may be specific zoning, parcel size, use and animal types that determine these parameters.

WHERE CAN I FIND THE REGULATIONS?

Section 3.3 of the Coconino County Zoning Ordinance contains the standards for agriculture and animal keeping for the county. For more detailed information visit this document online www.coconino.az.gov/communitydevelopment/planning.

DO I NEED A PERMIT TO GARDEN OR KEEP ANIMALS ON MY PROPERTY?

The Coconino County Zoning Ordinance has been updated to encourage agriculture and animal keeping throughout the county.

- * The keeping of poultry is now permitted on every lot; up to 5 hens are allowed per lot.
- * Farmers Markets can be permitted with a conditional use permit.
- * An administrative use permit provides the opportunity to establish a Community Garden.
- * Wild, non-domesticated or exotic animals may be permitted with a conditional use permit.

WHAT IF I LIVE IN FLAGSTAFF, WILLIAMS, FREDONIA, SEDONA, PAGE OR TUSAYAN?

Land use laws are regulated by incorporated cities and towns. Please check with your local jurisdiction for rules that apply.

RESOURCES & CONTACTS

AGRICULTURE and LIVESTOCK

Arizona Department of Agriculture regulates and supports agriculture in Arizona. They provide animal, environmental and plant resources. For more information visit www.agriculture.az.gov.

WILDLIFE

Arizona Game and Fish provides numerous services and resources for recreational activities and wildlife encounters. For more information visit www.azgfd.com.

COCONINO COUNTY EXTENSION

In addition to offering Master Gardener Classes, the Extension Service offers resources and information on natural resources, agriculture, horticulture and 4-H Youth groups. For more information visit www.extension.arizona.edu/coconino.

OTHER CONTACTS

City of Flagstaff Sustainability Program. For more information visit www.flagstaff.az.gov.

DID YOU KNOW...

- * Certain distances, or setbacks from your neighbors, water sources and some natural features are required for where your animals are fed, watered and sheltered.
- * Noisy animals such as roosters, turkeys and geese require a minimum of one acre of land!

Coconino County Community Development

2500 North Fort Valley Road Building #1
Flagstaff, AZ 86001

Phone: 928.679.8850 or 1.800.559.9289
Fax: 928.679.8851

www.coconino.az.gov/communitydevelopment



Agriculture and Animal Keeping in Coconino County



Coconino County
Community
Development

AGRICULTURE Performance Standards

Agriculture and gardening is permitted in all zones throughout the County. Standards for those activities are found in the Coconino County Zoning Ordinance.

A summary of the **Community Garden and Farmers Market** standards is provided below:



1. The sale of products raised or grown on your property is permitted.
2. A *farm stand* is a structure used for the sale of the products grown on the property. Farm stands must be located within the setbacks of the zoning district.
3. **Community Gardens** are permitted in all zoning districts with an Administrative Use Permit and have site specific standards:
 - * Community Gardens can have up to 15 plots, not to exceed 400 square feet each.
 - * If you want to exceed these standards, a conditional use permit is needed.
 - * Community Gardens must be located and accessed from a County-maintained road.
 - * Parking and waste receptacles are required and must be located onsite.
 - * Tool storage must be provided onsite.
 - * Fencing is required.
 - * Hours of operation must be established between sunrise and sunset.
 - * Composting is permitted.
4. **Farmers Markets** are permitted in all zoning districts with a Conditional Use Permit.

GETTING PERMITS in Coconino County

If you are building a Community Garden, an Administrative Use Permit is required. For a Farmers Market, you will need a Conditional Use Permit. Both permits are issued by the Community Development Department. A general summary of the permitting process is described below. For more details please contact the Planning and Zoning Division at 928-679-8850.

FOR AN ADMINISTRATIVE USE PERMIT

An Administrative Use Permit is processed by Planning and Zoning staff. A completed application, narrative, fee, site plan and other supplemental documentation are required at the time that the application is submitted.

An Administrative Use permit does not require a public hearing. Staff will issue the permit and contact other divisions and agencies if necessary.

FOR A CONDITIONAL USE PERMIT

A Conditional Use Permit, or CUP, is a permit that is reviewed and approved by the Planning and Zoning Commission during a public hearing. It is an opportunity for your neighbors, the public, and the Commission to learn about the Farmers Market you are proposing.

The CUP application requires an application, a narrative, fee, detailed site plan, pre-application meeting and a Citizen Participation Plan. A planner will be assigned to your project and will work with you to prepare the case for public hearing. If you are thinking about establishing a Farmers Market, please initiate the CUP process at least three months prior to the market grand opening.

Other permits may be required from the Building Division, Environmental Quality, Engineering, Public Health Services, and other State and Federal Agencies. If permits are necessary from those agencies, the planner will put you in contact with those departments or agencies.

ANIMAL KEEPING Performance Standards

The Coconino County Zoning Ordinance has been updated to promote our rural lifestyle, provide flexibility, and aide in creating healthy and affordable sources of food and companionship. The Ordinance also provides standards for keeping animals with an effort to recognize self-reliance and economic well-being, along with animal welfare and neighborhood stewardship. These guidelines will help to maintain healthy relationships with your neighbors and healthy animals. **Guidelines include:**

1. All animals must be maintained on your property.
2. A maximum of 4 dogs and cats over four months old may be kept on property up to one acre in size, with 1 additional animal for each additional 1/2 acre, up to a maximum of 10 animals.
3. A minimum of one acre of land is required for horses and livestock, with up to 3 on the 1st acre, and 1 for each additional 1/2 acre.
4. A minimum of five (5) hens and rabbits are permitted on any lot.
5. Aviaries require a minimum of one (1) acre.
6. Beekeeping is permitted in any zone. One hive is permitted per parcel and one additional hive is permitted for every 6,000 square feet of area on the parcel. There are no restrictions on hives if the parcel is over five (5) acres. Contact Planning & Zoning for setback and hive standards.
7. Potbellied pigs, miniature goats, and swine are permitted. Please call Planning & Zoning for site standards and requirements.

IMPORTANT!

Always provide your animals with safe, predator and weather proof shelter. If you have questions about animal safety contact Coconino County Animal Management at 928-679-8756 or visit www.coconino.az.gov/animalmanagement.