

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Major Urban Agriculture
Location	-	1205 & 1207 N. Huron Street
Applicant/Owner	-	Vistula Foundation 1301 N. Summit Toledo, OH 43604

Site Description

Zoning	-	RM36 / Multi-Dwelling Residential
Area	-	±.17 acres
Frontage	-	± 50' along Huron Street
Depth	-	± 147'
Existing Use	-	Open Garden
Proposed Use	-	Urban Agriculture, Major

Area Description

North	-	RM36 / Single-Family Residential
South	-	RM36 / Single-Family Residential
East	-	RS6 / Undeveloped Land
West	-	RM36 / Vacant Commercial

Parcel History

VHD-14-09	-	Demo Structure (Historic District Comm Approved 10/20/09)
VHD-10-25	-	Certificate of Appropriateness for New Hoop House (Approved 8/26/25)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to permit the operation of urban agriculture, major at 1205 & 1207 N. Huron Street. The ±0.17-acre site is zoned RM36 – Multi-Dwelling Residential and currently being used for open-air agricultural growing purposes, classified as Minor Urban Agriculture. Adjacent land uses surrounding the site predominantly include single-family households with undeveloped residential lots to the east and a vacant commercial building on the contiguous lot to the west.

The Vistula Foundation is launching “Cultivate Toledo”, an urban agriculture initiative committed to revitalizing Toledo neighborhoods through sustainable farming, increased food access and economic empowerment. The proposed agriculture project intends to establish a model farm adjacent to its property and building located at 1201 N Huron Street. The applicant is proposing to construct a stand-alone 30’x 70’ greenhouse in order to extend the growing season at the site. The greenhouse would allow them to grow in the colder months and start planting earlier in the spring. The initiative includes future plans to preserve the building at 1201 N Huron creating a small grocery style store with the potential of on-site food preparation. Furthermore, vacant lots exist to the east and the applicant has indicated that options to expand to these vacant parcels is present. A letter of support was received from Salem Lutheran Church which is located just southwest of the subject property. Staff also coordinated with the State Historic Preservation office and they indicated that based on the property location at the edge of the Historic District, in an area with a lot of demolitions and the temporary nature of the hoop house no adverse impacts would be had on the district as a whole. A companion COA was approved on August 26, 2025.

Per TMC§1116.0202(A), stand-alone greenhouses greater than four-hundred (400) square feet are considered Major Urban Agriculture facilities and defined as “*Land, nurseries, agriculture buildings, greenhouses or community gardens, as defined in Sec. 1116.0100, used to raise flowers, shrubs, and plants for sale on-site.*” A Special Use Permit is required for all Major Urban Agriculture when located within residential zoning districts. Additionally, all urban agriculture activities are subject to the Use Regulations outlined in TMC§1104.2400.

Use Regulations

Pursuant to TMC§1104.2400, urban agriculture activities are subject to additional land use regulations which specify certain restrictions. Composting activities within residential zoning districts shall adhere to all standards listed in TMC§1104.2405; with the overall goal for these areas to be maintained in a manner that protects adjacent properties from nuisance conditions. The composting area was not defined on the submitted site plan. Composting areas may not exceed 300 cubic feet in size and must be properly screened. Furthermore, the regulations stated in TMC§1104.2406 allow the sales of products grown on-site and limits the hours of operation. The applicant shall comply with the regulations of TMC§1104.2400 as a condition of approval for the Special Use Permit.

STAFF ANALYSIS (cont'd)

Use Regulations (cont'd)

The former structures (houses) located on the properties were setback ten (10') feet from the front property line with front porches that extended toward the front property line. The proposed hoop house is show zero (0') feet from the front property line. Staff recommends based on the historic setback of the houses, that the hoop house be moved a minimum of ten (10') feet from the front property line. Furthermore, urban agriculture activities shall be operated in a manner which prevents the drainage of stormwater, irrigation water, chemicals, dirt, or mud into any adjacent property or right-of-way. The applicant is required to maintain the site in good condition, which includes mowing the grasses areas and the public right-of-way at the front of the property. Staff conducted a site visit on July 21, 2025 and noted the grass was not being maintained at the front of the property.

Landscaping

The site plan submitted does not depict perimeter landscaping. However, staff recommends that with the hoop house being setback ten (10') feet, shrubs, bushes and evergreen trees can be installed along the Huron Street frontage and along the eastern property line. Precedent exists for this type of screening and will help buffer the hoop house from residential properties. As a result, Staff is requesting a frontage greenbelt along Huron Street and a Type B landscape buffer be installed along the property line where it abuts the residential property to the east. Staff supports the side yard buffer being reduced to three (3') feet with a combination of evergreen trees and shrubs subject to the review and approval of the Plan Director.

Forward Toledo Comprehensive Land Use Plan

The *Forward Toledo Comprehensive Land Use Plan* targets this site for Neighborhood Residential (NR). This designation is intended to provide space for mostly single-family homes on smaller lots. NR does include two-unit homes with an emphasis on maintaining neighborhood scale. The NR designation may include small-scale commercial/office uses with minimum daily traffic demand at major intersections or when compatible with adjacent uses. The Plan further identifies "Exploring partnerships that create more community gardens and locally grown food (urban agriculture), as an action step to implement the Heathy Food Access goal.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0019, a Special Use Permit for urban agriculture, major located at 1205 & 1207 N. Huron Street, to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of this Zoning Code and is consistent with the *Forward Toledo Comprehensive Land Use Plan* (TMC§1111.0706(A) - *Review and Decision-Making Criteria*); and,
2. The proposed use is compatible with adjacent uses (TMC§1111.0706(C) - *Review and Decision-Making Criteria*).

The staff recommends approval of SUP25-0019, a Special Use Permit for urban agriculture, major located at 1205 & 1207 N. Huron Street, to Toledo City Council subject to the following **thirteen (13)** conditions:

Plan Commission

1. All activities on site shall be subject to the Use Regulations of **TMC§1104.2400** – Urban Agriculture.
2. In the event a dumpster is to be located on the property, location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code (**if applicable**).
3. Any on-site signage shall comply with TMC§1113 and will be subject to review and approval of the City Historic District Commission.
4. The applicant shall setback the hoop house a minimum of ten (10') feet from the front property line and three (3') feet from the side property line.
5. All unenclosed garden areas must be three-feet (3') from any property line; unless a site distance setback issue is present. Special setbacks apply to composting in residential districts as listed in Sec. 1104.2407.
6. Urban agriculture gardens shall have legal access to a source of water. Use of water storage systems, such as cisterns and rain barrels, is allowed when in compliance with the buildings/structures provisions of this section. For information on establishing an onsite source of water contact the Utilities Administration Division within the City of Toledo Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

7. Urban agriculture activities shall be operated in a manner which prevents the drainage of stormwater, irrigation water, chemicals, dirt, or mud onto any adjacent properties or public right of ways.
8. As defined in Sec. 1116.0119.3, composting is permitted as an accessory use in residential zoning districts. Composting activities within residential zoning districts shall adhere to all of the following standards:
 - a) No compost pile or total composting area shall exceed three-hundred cubic feet (300ft³) in size and/or five feet (5') in height.
 - b) Any compost pile or area shall comply with the setbacks of Sec. [1105.0201](#).
 - c) A compost pile or total composting area shall be located as far away from adjacent residential areas as possible and properly screened.
 - d) Unless generated at the site, the following materials shall not be accepted from off-site sources for composting: animal manures and food scraps consisting of, or containing meats, bones, and dairy products.
 - e) Composting areas and structures shall be maintained in a manner that protects adjacent properties from nuisance odors and the attraction of rodents or other pests.
9. Per TMC§1104.2406, Products shall be grown on site, farm stands shall conform to the setback standards in this chapter. All on-site sales shall be conducted between the hours of 8am and 8pm.
10. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
11. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
12. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
13. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SUP25-0019. . .September 11, 2025

SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: SUP25-0019
DATE: September 11, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

BH
Four (4) Sketches

