

INSTRUCTIONS FOR OBTAINING REQUIRED PERMIT FOR THE KEEPING, BREEDING & RAISING OF CHICKEN

Persons wanting to utilize their property for the keeping, breeding and raising of chickens for domestic, non-commercial use must obtain a permit from the Planning & Zoning Commission. The Land Use Inspector shall review the application, required support information and conduct an inspection of the property. The Land Use Inspector shall report his findings to the Commission and if the application complies regulations, a Zoning Permit shall be approved by the Commission

Roosters (male chickens) and Guinea Hens are not permitted on a property less than 3 acres. Chickens are permitted as follows:

- Two hens less than one half acres
- Four hens from one half (0.5) acre to one (1.00) acre
- Six hens from 1.00 acre to 2.99 acres
- Ten fowl(chicken, ducks, geese, etc) on 3 acres to 5 acres
- Over 5 acres is considered a farm and must comply with Section 4.7 and utilize best agricultural management practices.

The keeping, breeding, and raising of chicken for domestic, non-commercial use that meets all of the application requirements and conditions specified in Section 4.7.a) of the Zoning Regulations shall require a Permit issued by the Planning and Zoning Commission and shall include a Plot Plan.

Show the following on Plot Plan: The Plot Plan must be drawn to reasonable scale (need not be prepared by a registered land surveyor or professional engineer):

- Location and size of fenced enclosure for chicken retention shall only be in the rear or side yard. The fenced enclosure shall be a minimum of 50 ft from the street line, 10 feet from the side and rear yard property lines and 20 feet from any residential structures on adjacent properties;
- Location and size of coop in relation to property lines and adjacent residence; the coop shall only be in rear or side yard. The coop shall be a minimum of 50 feet from the street line and 25 feet from the side and rear yard property lines. The coop shall be less than 15 feet in height and constructed so that it is impenetrable by rodents, vermin, wild birds, and predators, including dogs and cats.
- Any portion of the coop directly visible from a property line or directly visible from a street line shall be screened by a fence or a landscaped buffer substantial enough to conceal the structure show on the Plot Plan such screening.
- Location and method for storage and removal of hen droppings
- Location and method of food storage for hens
- Drawing of chicken coop

Please also include a copy of the letter which the applicant forwarded to all abutting owners indicating intent.

If you have any questions, please contact the Land Use Office at (203) 758-4461.

Section 4.7 Agricultural Uses

a) Keeping, Breeding & Raising Of Livestock

b) Commercial Greenhouses

Section 4.7 Agricultural Uses

a) Keeping, Breeding & Raising of Livestock

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4.7.1 A lot of three (3) acres or more, not including an access way, is necessary for the keeping, breeding and raising of livestock for domestic, non-commercial use.

4.7.2 A structure providing shelter is mandatory and shall be a minimum of 100' from all property lines. Plot Plan approval is required and the application for a permit shall be acted upon by the Planning & Zoning Commission. The Commission may, at its discretion, hold a public hearing thereon, with a request for the following information:

4.7.2.1 Plot Plan drawn to reasonable scale (need not be prepared by a registered land surveyor or professional engineer);

4.7.2.2 Location and size of corral or fence for animal retention shall be at least 5' from property line;

4.7.2.3 Location and size of shelter in relation to property lines and adjacent residence;

4.7.2.4 Species and number of such species of animals;

4.7.2.5 Statement of purpose of keeping animals;

4.7.2.6 Proposed drainage patterns;

4.7.2.7 Method of organic waste disposal;

4.7.2.8 Proposed method of rodent and pest control;

4.7.2.9 Copy of letter which applicant forwarded to all abutting owners indicating intent;

4.7.3 Livestock shall include horses, cattle, sheep, goats, chickens, ducks, and rabbits. (Refer to Section 4.7.7 through 4.7.9 for keeping, breeding and raising of Swine)

4.7.4 The keeping of more than two (2) livestock with an adult weight of over 20 pounds or more than ten (10) livestock with an adult weight of less than 20 pounds shall be considered a farm and must abide by all Zoning Regulations covering the same.

4.7.5 Manure pits or piles to be located a minimum of 200 ft. from any lot line.

4.7.6 Small Animals (rabbits, etc) or fowl (chickens, ducks, geese, etc) or a combination totaling not more than ten (10) on a lot of three (3) acres or more is necessary for keeping, breeding, and raising of small animals for domestic, non-commercial use except as follows:

Roosters (male chicken) and Guinea Hens are not permitted.

4.7.6.1 Less than one half acre, one-half (0.5) acre to 2.99 acres; the keeping of chickens is allowed with a Zoning Permit as follows:

- a) Two (2) hens permitted less than one half acre
- b) Four (4) hens are permitted from one-half (0.5) acre to one (1) acre
- c) Six (6) hens are permitted from one (1) acre to 2.99 acres
- d) The hens shall be confined to a fenced enclosure in an area located in a rear or side yard only. The fenced enclosure shall be a minimum of 50 feet from the street line and 10 feet from the side and rear yard property lines and 20 feet from residential structures on adjacent properties
- e) The coop shall be a minimum of 50 feet from the street line and 25 feet from the side and rear yard property lines. The coop shall be less than 15 feet in height and constructed so that it is impenetrable by rodents, vermin, wild birds, and predators, including dogs and cats.
- f) The coop and enclosure must be kept clean and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or adverse impact
- g) Any portion of the coop directly visible from a property boundary line or directly visible from a street line shall be screened by a fence or a landscaped buffer substantial enough to conceal the structure
- h) Odors from hens, hen waste, or other hen related substances shall not be perceptible at the property boundaries.
- i) Provision must be made for the storage and removal of hen droppings. All stored droppings shall be covered by a fully enclosed structure with a roof or a lid over the entire structure
- j) Any other droppings not used for composting or fertilizing shall be removed offsite
- k) The coop, enclosure and surrounding area must be kept free from trash and accumulated droppings

l) All food products shall be kept secured in metal or rodent proof containers

m) Hens may be kept only as non-commercial accessory use. No sale of eggs or meat from slaughtered chickens is permitted

n) Chickens are permitted only at single- family homes not multi family homes regardless of the acreage. Chickens are permitted for single -family residences located in a Business Zone, which can comply with all listed requirements above.

All items listed in Section 4.7.2 except section 4.7.5 shall be required. A lot of three (3) acres or more is necessary for the keeping, breeding and raising of swine.

4.7.6 A shelter for swine, sties and storage for swill, shall be a minimum of 100 ft. from all property lines.

4.7.7 A maximum of 4 swine over 90 days old may be kept solely for the consumption of the family living on the lot on which the swine are kept.

4.7.8 Acceptance of Youth Projects shall be decided by the Commission and are to be generally associated with or guided by 4-H, Grange, Scouts, Education or Conservation related organizations.

All Youth Projects shall conform to the requirements of Section 4.7.1 through 4.7.9 and other information the Commission may request such as youth organization guidelines or certification from organization officials.

The permit issued for a Youth Project is for the length of the project as noted in the permit and according to the Youth Project guidelines.

Any change in the proposed activity such as an increase in the number of animals must be approved by the Commission.

The Commission will respond to public complaints and will pursue compliance with the permit as approved when the safety, health and welfare of the community is jeopardized.