

## Chapter 17.37: Additional Development Standards

UPDATED DRAFT 10/20/21

(ADDITIONAL LANGUAGE RE AEU & CHANGE TO NUMBERS & SLAUGHTERING)

### §17.37.080. Keeping Chickens in Residential Areas

- A. **Purpose.** The purpose of these requirements is to enable keeping chickens, ducks, or other similarly sized domestic fowl on residential lots while minimizing potential nuisances to neighboring property owners.
- B. General Provisions:
1. **Residential Zones.** Chickens and other domestic fowl may be kept for non-commercial purposes on residential lots in residential zones containing a detached single-family residential dwelling.
  2. **Numbers.** The permitted number of chickens is as follows:
 

Lot Size	Maximum Permitted
Less than 6,000 square feet	Six (6) Five (5)
6,000 – 10,000 square feet	Twelve (12) Six (6)
10,001 – 12,000 square feet	Fifteen (15) Eight (8)
12,001 – 20,000 square feet	Twenty (20) Ten (10)
20,001 square feet or greater	Twenty-Five (25) Fifteen (15)
  3. **Location.** Chickens and coops are permitted in a fenced side or rear yard and are prohibited in a front yard.
  4. **Enclosure.** Chickens shall be maintained within a secure, fenced, outdoor area. The outdoor enclosure shall include a covered chicken coop.
  5. **Setbacks.** Chicken coops shall meet all minimum zoning setbacks and shall be setback at least twenty-five (25) feet from any dwelling on adjacent lots.
  6. **Sanitation.** The outdoor enclosure and coop must be kept in a sanitary condition and free from offensive odors.
  7. **Roosters.** Roosters, crowing hens, geese, peacocks, or other similar domestic fowl are prohibited in residential zones.
  8. **Slaughtering.** The slaughtering of animals in a residential area is prohibited.

### §17.37.090. Beekeeping in Residential Areas

- A. **Purpose.** The purpose of these requirements is to enable beekeeping on residential lots while minimizing potential nuisances to neighboring property owners.
- B. General Provisions:
1. **Residential Zones.** Beekeeping may only be conducted on residential lots containing a detached single-family residential dwelling and is not permitted on properties containing multiple dwelling units.
  2. **Registration.** Each beekeeper shall be registered with the Utah Department of Agriculture and Food as provided in the Utah Bee Inspection Act set forth in Utah Code.
  3. **Numbers.** An apiary consisting of individual hives shall be permitted as follows:

Lot Size	Maximum Hives Permitted**
Less than 6,000 square feet	One (1)
6,001 – 10,000 square feet	Two (2)
10,001 – 20,000 square feet	Four (4)
20,001 – 30,000 Square feet	Six (6)
30,001 square feet and greater	Eight (8)

\*\*Note: There may unique property or site features that are supportive of a site safely exceeding the maximum number of hives on one site. Such features include where a site is adjacent to large,

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undeveloped, open areas, hillsides, pastures, riparian areas, or similar areas, and where potential nuisances or hazards to neighbor property owners are minimal.

4. **Location.** Beehives are permitted in a fenced side or rear yard and are prohibited in the front yard. The fence requirement may be waived if beehives are located at least 50' from any dwelling on adjacent lots.
5. **Setbacks.** Beehives shall be setback at least twenty-five (25) feet from any dwelling on adjacent lots.
6. **Condition & Sanitation.** Beehives shall be kept in sound, sanitary, and usable condition with adequate space and management techniques to minimize overcrowding and swarming. All beehives shall be operated and maintained as provided in the Utah Bee Inspection Act.
7. **Water.** There must be a convenient source of water continuously available to the bees during the months of March through October.
8. **Flyaway Barrier.** A hive shall be located on the property so the general flight pattern of bees is in a direction that will deter bee contact with humans and domesticated animals.
  - a. If any portion of a hive is located within 15 feet of an area providing public access or from a property line, a flyway barrier at least six (6) feet in height may be required to be established and maintained in front of the hive except as is necessary for access.
  - b. If the flyway barrier is located along the property line or within five (5) feet of the property line, it shall consist of a solid wall, fence, dense vegetation, or combination thereof, which extends at least ten (10) feet beyond the hive in each direction so that bees are forced to fly an elevation of at least six (6) feet above the ground level over property lines in the vicinity of the beehive.

**§17.37.100. Miniature Livestock**

- A. **Purpose.** The purpose of these requirements is to enable keeping miniature livestock on residential lots while minimizing potential nuisances to neighboring property owners.
- B. **General Provisions:**
  1. **Rabbits.** The keeping of rabbits are governed by the same requirements for domestic fowl contained in Section 17.37.080.
  2. **Numbers.** Up to four (4) miniature horses, miniature goats, miniature sheep or miniature pigs may be kept on lots greater than 10,000 square feet in size.
  3. **Location.** Miniature goats, sheep & pigs are permitted in a fenced side or rear yard and are prohibited in a front yard.
  4. **Shelter.** Adequate shelter or pen areas shall be provided.
  5. **Setbacks.** A shelter or pen shall meet all minimum zoning setbacks and shall be setback at least 50 feet from all dwellings on adjacent lots.
  6. **Sanitation.** The outdoor enclosure and pens must be kept in a sanitary condition and free from offensive odors.
  7. **Water.** Fresh water must be available at all times.
  8. **Slaughtering.** The slaughtering of animals in a residential area is prohibited.
  9. **Residential Zones.** Miniature livestock shall only be kept on residential lots containing a detached single-family residential dwelling in the NR-2, NR-4, NR-6 or RC zones. Miniature livestock are not permitted on properties containing multiple residential dwellings or commercial/industrial buildings or uses.

**§17.37.110. Large Livestock**

- A. **Purpose.** The purpose of these requirements is to enable keeping livestock on residential lots while minimizing potential nuisances to neighboring property owners.
- B. General Provisions:
1. **Numbers:**
    - a. Three (3) standard goats, sheep, or other similarly size livestock are allowed on lots 10,000 square feet or greater. One (1) additional animal is allowed for each additional 10,000 square feet of area.
    - b. One (1) horse, cow, llama or similarly sized livestock is allowed on lots 20,000 square feet or greater. One (1) additional animal is allowed for each additional 20,000 square feet of area.
  2. **Location.** Livestock is permitted in a fenced rear or side yard and is prohibited in a front yard.
  3. **Setbacks.** A shelter or pen shall meet all minimum zoning setbacks and shall be setback at least 50 feet from all dwellings on adjacent lots.
  4. **Shelter.** Adequate shelter or pen areas shall be provided.
  5. **Sanitation.** The outdoor enclosure and pens must be kept in a sanitary condition and free from offensive odors.
  6. **Water.** Fresh water must be available at all times.
  7. **Slaughtering.** The slaughtering of animals in a residential area is prohibited.
  8. **Residential Zones.** Livestock shall only be kept on residential lots containing a detached single-family residential dwelling in the NR-2, NR-4, NR-6 or RC zones. Livestock are not permitted on properties containing multiple residential dwellings or commercial/industrial buildings or uses.

New (based on MC 10/19/21 hearing)

AEU Concept (No. Logan, Smithfield, Hyrum, Hyde Park use some variation of this)

**§17.37.120. Number of Animals Permitted (Animal Equivalent Units/AEU)**

- A. The use of the Animal Equivalent Unit methodology for determining the total permitted numbers of animals is applicable when a homeowner is keeping a variety of species on a residential lot. If a homeowner chooses to keep or raise a single category of animals, e.g., domestic fowl or miniature livestock or large livestock, then the requirements listed in the sections above apply.
- B. Number Allowed. The number of allowable animals kept shall be determined based on the animal equivalent unit (AEU) for each animal and the size of the lot.
- C. Classification. Each animal species shall be assigned one of the following classifications based on their approximate weight as follows:
1. Large animals (larger than 500 lb.) – cattle, horse, donkey, mule, etc.
  2. Medium animals (250 – 500 lb.) – emu, llama, pigs, etc.
  3. Small animals (30 – 250 lb.) – sheep, goats, miniature horses, etc.
  4. Fowl and smaller animals (less than 30 lb.) – fowl (turkeys, chickens, ducks, geese, pigeons), rabbits, etc.
- D. Animal Equivalent Units. Each classification of animal shall be represented by an animal equivalent unit as follows:

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Animal Classification	Adult Animal Equivalent Unit (AEU) Per Animal
Large Animal	1.00
Medium Animal	0.50
Small Animal	0.20
Fowl and Smaller Animal	0.05

E. Animal Equivalent Units (AEU) allowed per Acre: 2.0

F. Formula: Lot Acreage x 2.0 (AEU per Acre) = # of animals allowed on site

Example #1: On a 0.137 ac (6,000 sf) lot x an AEU of 2.0 equals 0.33 AEU's allowed which equates to 1 small animal & 2 fowl OR 7 fowl.

Example #2: On a 0.229 ac (10,000 sf) lot x an AEU of 2.0 equals 0.46 AEU's allowed which equates to 1 medium animal OR 2 small animals & 2 fowl OR 1 small animal & 6 fowl.

Example #3: On a 0.275 ac (12,000 sf) lot x an AEU of 2.0 equals 0.55 AEU's allowed which equates to 1 medium animal OR 2 small animals & 3 fowl.

Example #4: On a 0.459 ac (20,000 sf) lot x an AEU of 2.0 equals .92 AEU's allowed which equates to 1 medium animal & 2 small animals OR 1 medium animal & 1 small animal & 4 fowl.

Example #5: On a 0.688 ac (30,000 sf) lot x an AEU of 2.0 equals 1.38 AEU's allowed which equates to 1 large animal & 2 small animals OR 2 medium animals & 1 small animals & 3 fowl.

Example #6: On a 1.0 ac (43,560 sf) lot x an AEU of 2.0 equals 2.0 AEU's allowed which equates to 2 large animals OR 2 medium animals & 5 small animals OR 1 medium animal & 5 small animals & 10 fowl.

#### §17.37.120. Community Agriculture

- A. These requirements for Community Agriculture (Community Gardens, Community Supported Gardens, Market Gardens) are intended to minimize potential nuisances to neighboring property owners.
- B. General Provisions:
  1. Domestic fowl may be kept on properties designated under Community Agriculture subject to the minimum standards in Section 17.37.080.
  2. Livestock of any type, other than domestic fowl, is not permitted.
  3. All structures shall meet the minimum setbacks established for the underlying zone.
  4. Parking shall be provided on-site at a ratio of one (1) parking stall per employee.
  5. Any proposed fencing shall comply with the fencing standards in Chapter 17.30.
  6. Any proposed signage shall not exceed four (4) square feet in size and shall comply with the minimum signage requirements in Chapter 17.33.
  7. Health and Sanitation Requirements. All compost areas shall be located at least 25' from any residential structure.
  8. Seasonal Produce Stand. A seasonal produce stand is permitted as an accessory use to Community Agricultural uses. A seasonal produce stand shall not exceed 200 square feet, shall meet minimum setbacks for the underlying zone, shall include adequate area for an additional two (2) parking stalls, and shall obtain a separate business license from Logan City in accordance with LMC 5.06.