

**MONTGOMERY COUNTY PLANNING COMMISSION
December 12, 2012**

SITE VISIT AGENDA

NO SITE VISITS SCHEDULED

5:30 PM Dinner @ Cracker Barrel, 30 Hampton Blvd., Christiansburg

MONTGOMERY COUNTY PLANNING COMMISSION
December 12, 2012 @ 7:00 P.M.
Board Room, Government Center

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

- 2013 Work Program
- 2013 Liaison Appointments

WORKSESSION:

- Comprehensive Plan- Transportation Chapter Discussion (Steve Sandy)
- Zoning Ordinance Amendments:
 - Keeping of chickens in residential zoning districts (Brea Hopkins)

LIAISON REPORTS:

- Board of Supervisors- Chris Tuck
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – Frank Lau
- Christiansburg Planning Commission – Bryan Rice
- Economic Development Committee- John Tuttle
- Public Service Authority – Joel Donahue
- Parks & Recreation- Cindy Disney
- Radford Planning Commission- Bob Miller
- School Board- Bill Seitz
- Tourism Council- Bryan Rice
- Planning Director's Report- Steven Sandy
 - Discussion of joint meeting with Blacksburg & Christiansburg Planning Commission
 - Development Planner Resignation

-OVER-

MEETING ADJOURNED:

UPCOMING MEETINGS:

January 9, 2012 Planning Commission Public Hearing

January 16, 2012 Planning Commission Joint Meeting with Blacksburg & Christiansburg
Montgomery County Government Center
5:30 pm Dinner; 6:30 pm Meeting

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
December 12, 2012**

A. APPROVAL OF MINUTES

- November 14, 2012

ISSUE/PURPOSE:

The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON JANUARY 9, 2013 AND BOARD OF SUPERVISORS ON JANUARY 28, 2013

An Ordinance amending Article IV, Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia, Section 10-61, by incorporating a definition for "Residential Chicken Keeping". Amending Section 10-41 "Supplemental district regulations to include "Urban Agriculture" as a use allowed in Residential (R-1, R-2, R-3), Traditional Neighborhood Design (TND), and Planned Unit Development Residential (PUD-Res) zoning districts and incorporate use limitations for residential chicken keeping.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2012 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Lau, Chair, called the meeting to order.

DETERMINATION OF A QUORUM:

Mr. Tuttle established the presence of a quorum.

Present: Frank Lau, Chair
 Joel Donahue, Vice-Chair
 John Tuttle, Secretary
 William Seitz, Member
 Bryan Katz, Member
 Bryan Rice, Member
 Cindy W. Disney, Member
 Steven Sandy, Planning Director
 Dari Jenkins, Planning & Zoning Administrator
 Brea Hopkins, Planning & Zoning Technician

Absent: Jamie MacLean, Development Planner
 Jeanne Stosser, Member
 Robert Miller, Member
 Chris Tuck, Board of Supervisors Liaison

APPROVAL OF AGENDA:

On a motion by Mr. Donahue, and seconded by Mr. Rice, and unanimously carried the agenda was approved.

APPROVAL OF CONSENT AGENDA:

On a motion Mr. Donahue, and seconded by Mr. Seitz, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Lau opened the public address; however, there being no speakers present, the public address was closed.

PUBLIC HEARING:

Review of the following public facility for conformance with the Montgomery County Comprehensive Plan in accordance with VA Code Section 15.2-2232:

Appalachian Power's proposal to construct approximately 7.5 miles of 138 kV transmission line, known as the Falling Branch-Merrimac Project, to reinforce the

transmission grid that serves customers in Montgomery County, the Town of Blacksburg and the Town of Christiansburg. The project will connect to the existing Merrimac and Falling Branch substations. The company's application to the VA State Corporation Commission (SCC) identifies a Preferred Route – a 500' wide corridor in which ultimately a 100' right of way will be located. The SCC hearing examiner has recommended the approval of the preferred route. The new facilities will be constructed using a combination of single pole structures with an average height of 100 feet in more developed areas and H-frame structures with an average height of 80 feet in more rural areas. Both types of structures will require a 100 foot-wide right of way. The project is located in the mid-County area of Montgomery County in areas designated as Rural, Resource Stewardship, Residential Transition, Urban Expansion and Urban Development Area in the Montgomery County 2025 Comprehensive Plan.

Mr. Lau introduced the request.

Mr. Sandy stated Appalachian Power was proposing the new transmission line to increase power supply to properties within Blacksburg, Christiansburg, and the County. Several routes were proposed to connect existing substations in Falling Branch and Merrimac. The right of way necessary for the transmission line would be 100 feet; however, APCo has developed a preferred 500-ft. wide corridor. He reviewed the preferred route which crosses the mid-county area. The purpose of the 2232 review is to review the public facility as it relates to the objectives outlined in the Comprehensive Plan. A public hearing is optional; however, was requested by the Board of Supervisors. In 2008 the Board of Supervisors, passed a resolution supporting the preferred route using existing right of way as possible. The SCC Hearing Examiner also issued recommendation for the preferred route outlined by AEP. Mr. Sandy reviewed sections of the Comprehensive Plan relating to the public utility review. The preferred route attempts to avoid residential areas/subdivisions; however, there are a few residential areas that would be impacted. There may be opportunities to mitigate those areas by revising the route to be on the edge of the subdivisions. There is one AFD district that will be impacted; however, the route is along the existing railroad line. The line is proposed to be placed across the landfill property; therefore, DEQ and other agencies have been involved as necessary. It has been requested that pole placement be considered when crossing this property.

Mr. Lau opened the public hearing.

Mr. Art Hamrick, business owner next to one of the projects on Cambria Street, stated Appalachian Power does not obey safety codes. If a power line goes down on the railroad line there could be harm to residents. The poles should be constructed on either side of the railroad. The project along Cambria Street was built on a cave and next to a natural gas line. There was not a public meeting held regarding that substation. The County should turn down any request for a new power line until they bring existing substations into compliance. Substations should be located in industrial areas away from natural gas lines or railroads.

Mr. Sandy stated the substation referenced is in the Town of Christiansburg. There is not a new substation proposed as part of the route being discussed.

There being no other speakers present, Mr. Lau closed public hearing.

Mr. Lau stated the location of the power line in relationship to the railroad should be considered.

Mr. Sandy stated the line would intersect with the railroad in a couple of locations; however, would mostly run parallel to the rail line.

Mr. Rice stated the transmission line appears to bisect Blake Forest Subdivision. He noted that the line should be placed on the perimeter subdivision if possible.

Mr. Sandy stated the Planning Commission could include that consideration be given to avoid the bisection of subdivisions with their recommendation. It should be noted that APCo cannot mitigate all issues and there has been an attempt to divert from major areas of residential development.

A motion was made by Mr. Donahue, seconded by Mr. Katz to recommend to the Board of Supervisors that Appalachian Power Company's proposed transmission line was found to be substantially in accord with the Montgomery County 2025 Comprehensive Plan.

Commissioners suggested several recommendations be forwarded to APCo and the Virginia SCC to ensure compliance with County land use goals and objectives of the Plan as follows:

- Proposed line should be routed to have least amount of impact on existing businesses, residences and view sheds.
- Proposed line should follow railroad and power line rights of way wherever possible to minimize additional negative impacts particularly when crossing an Agricultural and Forestal District (AFD).
- The proposed line should be located along property lines to the maximum extent possible to avoid bisecting parcels and existing subdivisions such as Blake Forest Subdivision.
- APCo should coordinate with the Montgomery Regional Solid Waste Authority for any pole placements within the landfill property.
- Proposed power line structures should be designed and located to have the least visual impact and to accommodate telecommunication antennae placement by telecommunication providers to further the goals of the County's Comprehensive Plan for co-location.

Ayes: Disney, Donahue, Katz, Lau, Rice, Seitz, Tuttle
Nays: None
Abstain: None

NEW BUSINESS:

Election of Officers

Mr. Donahue reported the nominating committee offered the following nominations for the 2013 year:

Chair: Mr. Rice

Vice chair: Mr. Donahue

Secretary: Ms. Disney

There were not any additional nominations.

Mr. Lau called for a vote on the proposed nominations.

Ayes: Disney, Donahue, Katz, Lau, Rice, Seitz, Tuttle
Nays: None
Abstain: None

Tourism Council Liaison Appointment

Mr. Sandy stated there is a new Tourism Council and a tourism director has been hired. It is a joint council with the Towns. A workshop will be held to kick off the council and then will meet monthly to discuss what residents, businesses, and other affected parties would like to see as it relates to tourism initiatives. The meetings tentatively will be held on 4th Thursday at 10 am. The kick off meeting is on Dec. 18th from 8-12. The location has not yet been determined; however, all are welcome to attend.

Mr. Rice stated he could attend during the day and would attend the December 18th meeting.

WORKSESSION:

On a motion by Mr. Seitz, seconded by Mr. Rice and unanimously carried the Planning Commission entered into worksession.

Comprehensive Plan- Transportation Chapter Discussion

Mr. Sandy stated an intern is gathering and compiling various transportation plans. Staff attended a presentation from VDoT regarding the new law and the process for plan approvals. VDoT will look at the plans when funding is requested for projects. A notice will need to be sent to VDoT with an anticipated completion date for the transportation plan. Given the time necessary for review, staff is suggesting that June 2014 be the deadline.

2013 Work Program Discussion

Mr. Sandy reviewed the draft 2013 Work Program. LDO is still a major project for the Planning and GIS department. Currently, staff is working on a field data component and will begin web development within the year. A grant was received to enhance the LDO system and work with Virginia Utility Protection Services to develop a program to create an interface that they can obtain permitting information and exchange their utility information. Mr. Sandy discussed other ongoing and upcoming projects such as the Safe Routes To School grant applications, comprehensive plan review, reassessment process, GIS assistance with 911 consolidation, mobile home park addressing, and the potential development of a new GIS platform.

Mr. Seitz recommended completing a karst survey as a possible project.

The work program will be finalized and presented at the next meeting for acceptance.

NRV Livability Update

Mr. Sandy stated the New River Valley Planning District Commission (NRVPDC) received a grant to work on the Livability project. A report has been distributed to provide information regarding the project status. It reviews regional issues, goals and strategies.

He noted he has discussed with Nicole Hair and Anne McClung the idea of holding a joint planning commission meeting for the Town and County Planning Commissions. A possibility for that meeting is having the NRVPDC present information regarding the Livability Initiative, transportation road projects, jurisdiction issues, and possibly the NRV Built game.

On a motion by Mr. Donahue, seconded by Mr. Disney and unanimously carried the Planning Commission closed the worksession.

LIAISON REPORTS:

Board of Supervisors: No report.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: Mr. Lau stated Blacksburg Planning Commission may be discussing mixed use development consisting of business, civic, etc. in the future. Mr. Langrehr stated the Blacksburg Middle School has been a major topic with a request for rezoning expected the 1st of December.

Christiansburg Planning Commission: No report.

Economic Development Committee: No report.

Public Service Authority: Mr. Donahue stated there has been discussion of making the PSA a department of the county due to budgetary constraints.

Parks & Recreation: No report.

Radford Planning Commission: No report.

School Board: No report.

Planning Director's Report: Mr. Sandy noted Safe Route To School grant applications would be submitted for Auburn & Belview Elementary since this will most likely be the last year for 100% funding.

There being no further business the meeting was adjourned at 8:30 pm.

MONTGOMERY COUNTY, VIRGINIA
PLANNING COMMISSION and PLANNING & GIS SERVICES
DEPARTMENT
2013 WORK PROGRAM

(Major projects in priority order)

1. LAND DEVELOPMENT OFFICE (LDO) IMPLEMENTATION

PLANNING & GIS SERVICES DEPARTMENTS

- Work with LDO vendor consultants in enhancing and modifying the software to better serve the needs of Planning, Zoning, E & S, and Permitting and Inspections for sign permits, site plans, field use and GIS integration.
- Implement the Field Data Application for Code Enforcement/Compliance.
- Work with General Services and IT to extend LDO to the Web to create a citizen access portal.
- Further extend benefits and training of LDO end users for county departments, constitutional offices and where possible to the general public.
- Utilize grant funding from PHMSA Technical Assistance Grant (TAG) to develop a process and client side LDO interface with Virginia Utility Protection Service (VUPS) to identify future development impact on underground utilities and/or an encroachment on a utilities ROW using LDO parcel, building permit, and subdivision information.

2. COMPREHENSIVE PLAN IMPLEMENTATION

PLANNING COMMISSION

- Conduct semi-annual review (Feb & Aug) of any requests to amend the Planning Policy Areas map.
- Conduct joint Planning Commission Meeting with Towns of Blacksburg & Christiansburg
- Review and discuss ordinance amendments (zoning, subdivision) being developed to implement specific Comprehensive Plan strategies.
- Participate in the ongoing plan implementation process along with other boards and commissions.

PLANNING DEPARTMENT

- Prepare SRTS grant application for Belview Elementary and Auburn School Complex in conjunction with Montgomery County Public Schools and NRV Planning District Commission
- Revise and update transportation chapter of Comprehensive Plan to comply with new state law requirements of 15.2-2223
- Review and revise Village Plans for Prices Fork and Plum Creek, as necessary
- Review Karst studies and possibly begin updated study on Karst in County

GIS AND MAPPING SERVICES

- Provide mapping support for Planning staff and Commission

PLANNING CONSULTANT

- Hire consultants as necessary for special projects

3. GENERAL COUNTY REASSESSMENT

PLANNING DEPARTMENT

- Work with County General Reassessment Team and provide support where possible.

GIS AND MAPPING SERVICES

- Provide mapping support for reassessment process

Adopted by PC on _____

4. GEOGRAPHIC INFORMATION SERVICES (GIS)

GIS AND MAPPING SERVICES

- Provide GIS and regional radio communications support to NRV 911 Consolidation and Public Safety/Fire Rescue Radio system project for countywide radio propagation study and tower placement including PSAP grant administration.
- Implement and administer VITA Wireless Board PSAP 2013-14 Grant with our towns and Virginia Tech.
- Assist Planning and Zoning staff in reviewing, organizing, and scanning legacy rezoning and special permits for entry or correction in LDO Work with county departments and constitutional offices to deploy, enhance, train and use the updated Pictometry aerial imagery in office as well as field situations including public safety and fire/rescue vehicles.
- Review, organize, and scan all legacy rezoning and special permits for entry or correction in LDO.
- Work with county departments and constitutional offices to deploy, enhance, train and use of Pictometry aerial imagery in office as well as field situations including public safety and fire/rescue vehicles.
- Continue E911 addressing of mobile home parks.
- Work with libraries to create and publicize a specialty road atlas for cemeteries.
- Migrate with the help of IT GIS applications and web offerings to new ArcGIS Server platform.
- Continue to assist Commissioner of the Revenue with mapping for Use Value Assessment Program
- Assist MCPS Transportation and Facilities with GIS mapping, aerial imagery and data needs.

5. SUBDIVISION AND ZONING ORDINANCE AMENDMENTS

PLANNING DEPARTMENT

- Prepare subdivision and zoning ordinance amendments to address state code changes
- Consider and prepare zoning amendments for small wind energy systems, chickens in residential areas and landscaping sections

PLANNING COMMISSION

- Conduct public hearings and gather public input regarding proposed ordinance amendments

Ongoing Project: ZONING ORDINANCE ADMINISTRATION

PLANNING COMMISSION

- Review and recommend rezoning requests and special use permit requests.
- Review and recommend amendments to the Zoning Ordinance.

BOARD OF ZONING APPEALS (BZA)

- Review and decide variance requests and appeals of Zoning Administrator decisions
- Review and decide special use permits (as applicable).

PLANNING DEPARTMENT

- Provide staff support to the Planning Commission and the Board of Zoning Appeals.
- Prepare draft Zoning Ordinance amendments for Commission consideration
- Provide information and answer questions concerning the Zoning Ordinance for developers and the general public.
- Enforce the Zoning Ordinance including review of building permit applications, review of site plans, complaint investigation and follow-up, legal enforcement actions, etc.
- Assist CPEAV & VAZO with regional training sessions for Planning Commission and BZA members/alternates.

Ongoing Project: SUBDIVISION ORDINANCE ADMINISTRATION

PLANNING COMMISSION

- Review and recommend plats for major subdivisions.
- Review and recommend amendments to the Subdivision Ordinance.

PLANNING DEPARTMENT

- Provide staff support to the Planning Commission in the review of major subdivisions
- Review and approve plats for family subdivisions and minor subdivisions.
- Prepare draft Subdivision Ordinance amendments for Commission consideration.
- Provide information and answer questions concerning the Subdivision Ordinance for developers and the general public.

Ongoing Project: COMPREHENSIVE PLAN IMPLEMENTATION

PLANNING COMMISSION

- Review implementation priorities and projects.

PLANNING DEPARTMENT

- Prepare legislative priorities for land use matters.
- Prepare Indicators Report

GIS AND MAPPING SERVICES

- Prepare supporting maps and modify GIS layers

Ongoing Project: METROPOLITAN PLANNING ORGANIZATION (MPO)

PLANNING DEPARTMENT

- Provide County representative to the MPO Technical Advisory Committee.

GIS AND MAPPING SERVICES

- Review and support services.

Ongoing Project: GEOGRAPHIC INFORMATION SERVICES (GIS)

GIS AND MAPPING SERVICES

- Provide staff support to County Administration and Economic Development with property acquisitions and other projects.
- Provide GIS data, maps, and E911 site addresses to citizens, realtors, other interested parties.
- Continue to market/leverage the County's investment in LIDAR, orthophoto and GIS data in order to maximize cost recovery, effectiveness and efficiency to the benefit of the taxpayers.
- Continue cemetery inventory for land development and subdivision requirements
- Continue to inventory billboards and signs for inclusion into LDO and GIS.
- Continue cellular tower, review, mapping and updates.
- Continue GIS and mapping support for the Sheriff's Office for monthly crime incidents, special events, task force, and PSAP dispatch GIS data updates.
- Continue to support NRV 911 Regional Emergency Communications Authority on GIS and regional radio system issues, needs and projects.
- Continue to provide GIS, mapping, and training support to the MC Public Schools. Continue to provide local GIS support for Virginia Game and Inland Fisheries Officers & US Marshals Office
- Continue to work with IT to migrate data to new ArcGIS Server application
- Continue to determine Landuse Soils Capability Classification for designated agriculture parcels and provide mapping and data sheets to Commissioner of Revenue's Office

- Continue to review and enter elevation certificates, LOMR's, LOMA's into GIS database and mapping layers

Ongoing Project: AGRICULTURAL & FORESTAL DISTRICT DISTRICTS

AGRICULTURAL AND FORESTAL DISTRICT ADVISORY COMMITTEE

- Review requests and recommend additions, deletions and withdrawals to agricultural and forestal districts within the County including district renewals for districts #7, 9 and 10.

PLANNING DEPARTMENT

- Provide staff support to the Agricultural and Forestal District Advisory Committee.

GIS AND MAPPING SERVICES

- Prepare supporting maps and modify GIS layers.

Ongoing Project: 15.2-2232 REVIEW REQUIREMENT

PLANNING COMMISSION

- Review streets, parks or other public areas, public buildings or public structures, public utility facilities, etc. for compliance with the Comprehensive Plan. Hold public hearings per Board of Supervisors policy.

Ongoing Project: REVENUE SHARING/RURAL ADDITION PROGRAM

PLANNING DEPARTMENT

- Work with developers and VDOT on completing revenue sharing projects in Route 177 Corridor area (FY13 & FY14 Projects)

GIS AND MAPPING SERVICES

- Prepare supporting maps and modify GIS layers

Ongoing Project: PUBLIC INFORMATION

PLANNING DEPARTMENT

- Prepare and distribute Planning Commission's Annual Report.
- Support Public Information Office with Citizen's Academy and County's Annual Report

GIS AND MAPPING SERVICES

- Maintain iGIS website for external (general public) and internal inquiries

Ongoing Project: NEW RIVER VALLEY PLANNING DISTRICT COMMISSION (NRVPDC)

PLANNING DEPARTMENT

- Provide County representative to the Rural Transportation Advisory Committee (TAC).
- Provide County rep to the Bikeway/Walkway & Regional Transit Coordinating Council.
- Support NRVPDC efforts on Livability Initiative Grant.
- Support NRVPDC with Safe Routes Grant application materials.

Ongoing Project: NRV HOME CONSORTIUM

PLANNING DEPARTMENT

- Provide County representative to the New River Valley HOME Consortium

Ongoing Project: CAPITAL IMPROVEMENTS PROGRAM (CIP)

PLANNING COMMISSION

- Review and recommend draft CIP with respect to Comprehensive Plan. Hold public hearing if deemed necessary.



MONTGOMERY COUNTY DEPARTMENT
OF PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Montgomery County Planning Commission

FROM: Planning Staff *BH*

DATE: December 5, 2012

SUBJ: ZONING ORDINANCE AMENDMENTS

RESIDENTIAL CHICKENS

On October 10, 2012, the Planning Commission recommended (by a 5-3 vote) against further consideration of an amendment to the Montgomery County Code to allow chickens in residential zoning districts. Staff forwarded that recommendation to the Board of Supervisors. The Board of Supervisors requested staff meet with Dr. Paul Seigel of VT Animal & Poultry Sciences and present information to them at a worksession. At the conclusion of the worksession held on November 26, 2012, the Board of Supervisors referred the topic back to the Planning Commission for further discussion, review, and recommended staff prepare amendments to the zoning ordinance based upon Dr. Seigel's comments.

Staff has prepared a draft amendment to the zoning ordinance based on discussion with Dr. Seigel for your review and discussion. Staff anticipates holding a public hearing on the proposed amendments at the January meeting.

Enclosure(s)

Sec. 10-41. - Supplemental district regulations

(18) *Farm enterprises.* Farm enterprises, as defined in Article VI of this chapter, are permitted in the A-1 Agriculture District subject to the following requirements:

- (a) The gross floor area of any structure(s) devoted to the farm enterprise use shall not exceed two thousand (2,000) square feet.
- (b) In addition to family members residing on the farm or the farm operators, up to two (2) nonresident, nonfamily employees (equivalent to two (2) full-time workers at forty (40) hours per week) are permitted to be engaged in the enterprise on an annual basis.
- (c) Structures and parking areas shall be located at least one hundred (100) feet from any residential zoning district and adjacent dwellings, other than the owner's dwelling.
- (d) At least thirty (30) percent by retail value of the products sold from the farm enterprise on an annual basis shall have been grown or produced on the farm.
- (e) Hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.
- (f) One sign shall be permitted and shall be non-illuminated and not exceed twenty (20) square feet in area.
- (g) The enterprise shall have at least forty (40) feet of frontage on at least one public road. In cases where the proposed farm enterprise does not meet the minimum road frontage, the board of zoning appeals may grant a special use permit for such a use provided all parties with interest in any private access easement used to serve the farm enterprise have received notification of the request.

(19) *Urban Agriculture.*

(a) Residential Chicken Keeping as defined in Article VI of this chapter, are permitted in the Residential (R-1), (R-2), (R-2), (TND) and (PUD-RES) zoning districts subject to the following requirements:

- 1. A minimum lot size of one(1) acre is required.
- 2. The owner of the chickens must reside on the property on which the chickens are kept.
- 3. The keeping of male chickens is prohibited.
- 4. Chickens shall be kept within a predator-resistant coop or chicken enclosure and shall not be allowed to roam free and shall be confined to enclosure/structure.
- 5. Coops and chicken enclosures shall be located in the rear yard only and shall be setback at least 25 feet from side and rear property lines. Portable Coops shall not be utilized.
- 6. Chicken enclosures shall not exceed ten (10) feet in height.
- 7. Chicken enclosures shall be well-ventilated and kept in a condition that is conducive to the well-being of chickens at all times.

8. Chickens shall be kept for the household's personal enjoyment only. On-site commercial uses such as selling eggs or chickens for meat shall be prohibited.

9. Provision shall be made for the storage and removal of chicken waste (manure). Such waste shall not create a nuisance or health hazard to adjoining property owners.

10. All feed or other materials intended for consumption by chickens shall be kept in containers impenetrable by rodents, insects, or predators.

11. A zoning permit shall be obtained by the owner of the chickens.

Sec. 10-61. – Definitions

Repair shop: A building or portion thereof, other than a private garage, designed or used for servicing and repairing automobiles, light trucks and lawn equipment, as a business enterprise, and which may include auto body repair (also refer to "Garage, public").

Required open space: Any space required in any front, side or rear yard (also see "Green space").

Residential Chicken Keeping: The keeping of up to six (6) female chickens in non-agriculturally zoned areas as an accessory use to a single family residence subject to the standards set out in Section 10-41(19).

Restaurant: A structure, or any part thereof, in which food or beverages are prepared and dispensed for consumption at the time of sale. May include one (1) or more of the following:

Restaurant, full-service: A restaurant with table service (order placement and delivery on-site) provided to patrons, also including cafeterias; carry-out service, if any, shall be a limited portion of the facility and activity.

Restaurant, limited-service: A restaurant without table service provided to patrons; walk-up counter and carryout trade is a primary portion of the facility; includes fast-food, food delivery, carryout, public snack bars and delicatessens, but not specialty food stores.