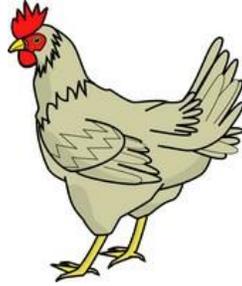


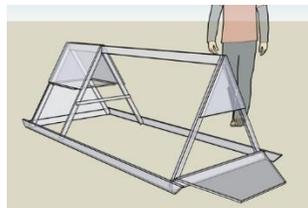


COME TOGETHER & THRIVE

Steps for Obtaining a Conditional Use permit for keeping chickens



- Complete Conditional Use permit Application with \$100 check and return to the Building Department with copies of relevant plans as detailed below.
- Provide six sets of plans of coop showing size and construction materials.
- Provide six copies of site plan indicating location of coop and run. Site plan should show any detached garage, tool shed, or accessory structure and their sizes with distance to property lines indicated.
- After application is complete and submitted, it will be placed on the agenda for the Planning Commission. At the initial meeting, the Planning Commission will set a date for the public hearing.
- At the public hearing, the Planning Commission will decide whether to close the public hearing and upon closing the hearing will forward their recommendation to City Council.
- City Council may or may not choose to hold another public hearing prior to voting on the approval of the conditional use permit.
- Once the conditional use is approved by City Council, the Building Department will process a zoning permit to the applicant.
- Once the coop is installed it will be inspected by the Building Department.





**CITY OF SOUTH EUCLID
 BUILDING DEPARTMENT
 1349 SOUTH GREEN ROAD
 SOUTH EUCLID, OHIO 44121
 216-381-0400 / FAX: 216**

Date _____

APPLICATION FOR CONDITIONAL USE

We, (I), the undersigned, do hereby respectfully make application for Conditional Use in the City of South Euclid and in support of this application, the following facts are shown:

1. The property sought for Conditional Use is located at

and known as lot(s) number. It has a frontage of _____ feet and depth of _____ feet.

2. The property sought for Conditional Use is owned by

Name _____	Address _____	City _____	State _____	Zip _____
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recorded in Volume _____ Page _____ Cuyahoga County Map Records.

3. The following are all streets and occupancy classifications adjacent to or in close proximity of the sides, front and rear of the property which will be effected by the Conditional Use: _____

4. It is proposed that the property will be put to the following specific use, describe in detail: _____

5. It is proposed that the following buildings, occupancy or construction modification will be made: _____

Action by City Council:

Approved _____

Disapproved _____

 Signature of Applicant

 Address of Applicant

 President of Council

City _____	State _____	Zip _____
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 Date

 Phone

 Fax

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 13-14
INTRODUCED BY: Miller
REQUESTED BY: Goodman

November 24, 2014
Second Reading: December 8, 2014
As Amended by the Planning
Commission: March 5, 2015
Third Reading: June 22, 2015

AN ORDINANCE

CREATING NEW SECTION 722.05 "AGRICULTURE" OF CHAPTER 722 "CONDITIONAL USES IN RESIDENTIAL DISTRICTS" OF TITLE TWO "RESIDENTIAL DISTRICT REGULATIONS" OF PART SEVEN "PLANNING AND ZONING CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, the Council of the City of South Euclid recognizes residents desire locally produced food; and

WHEREAS, the raising and keeping of chickens provides residents with a locally produced food source in the form of eggs; and

WHEREAS, City Council desires to amend the zoning code to allow residents to raise and keep chickens in accordance with the policies and procedures defined below.

NOW THEREFORE BE IT ORDAINED by the Council of the City of South Euclid, Ohio:

Section 1: That new Section 722.05 "Agriculture" of Chapter 722 "Conditional Uses in Residential Districts" of Title Two "Residential District Regulations" of Part Seven "Planning and Zoning Code" of the Codified Ordinances of the City of South Euclid, Ohio be hereby created to read as follows:

SECTION 722.05 – AGRICULTURE

The keeping of chickens shall be permitted as a conditional use on the property subject to the following:

- (1) A maximum of four (4) chickens may be kept on the property.
- (2) Roosters are not permitted. However, if the gender of a chick cannot be determined at hatching, a chick of either gender may be kept on the property for no more than four (4) months.
- (3) Placement of Coops: Chicken coops and runs are allowed in the rear yard only. Chicken coops and runs must be located a minimum of five (5) feet away from any **other** inhabited dwelling structure or side yard line, and ~~eighteen (18)~~ **thirty six (36)** inches away from an adjacent rear lot, except where the rear lot line forms the side lot line or front lot line of an abutting property, in which case the setback from such rear lot line shall be five (5) feet.
- (4) Sanitation and Nuisances: The facility must be kept in good repair, maintained in a clean and in a sanitary condition, and free of vermin, obnoxious smells and substances. The facility must not create a nuisance or disturb neighboring residents due to noise, odor, damage or threats to public health. No storage of chicken manure is permitted within five (5) feet of the property line.
- (5) Coops and Cages: The chicken coop and run must be designed to ensure that the health and well-being of the animal is not endangered by the manner of keeping or confinement. All animals shall be provided with a covered, predator-proof coop, cage or other shelter that is thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals. **A minimum of 2 square feet must be provided per chicken within chicken coop. The size of the coop shall be in compliance with Section 726.04.**
- (6) Enclosures and Fences: Chickens and other birds shall have access to an outdoor enclosure run, which shall be adequately fenced or otherwise bounded to contain the birds on the property

and to prevent access by predators. Any additional areas chickens are granted access to must have adequate safeguards such as rear yard fencing are required to protect the chickens from animals and to prevent unauthorized access to the chickens by members of the general public. Chickens must be kept in coops from dusk to dawn.

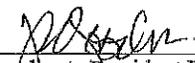
(7) Slaughtering of Animals: Slaughtering of chickens is not permitted on the property.

(8) Permit Required: The keeping of chickens on a property in the City of South Euclid requires a permit from the Building Department, which shall determine if the application is in compliance with regulations regarding construction and permitted placement of enclosures, fences, cages and coops. ~~Permits shall be renewed annually upon inspection of the facility.~~

Section 2: That is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

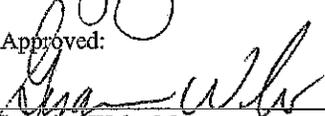
Section 3: Wherefore this Ordinance shall take effect and be in force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this 22nd day of June, 2014 2015.

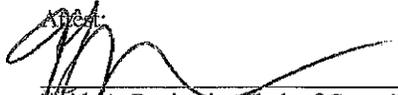


Jane Goodman, President Pro-Tem

Approved:

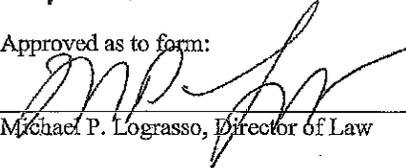


Georgine Welo, Mayor



Keith A. Benjamin, Clerk of Council

Approved as to form:



Michael P. Lograsso, Director of Law

City of South Euclid Building Department
 1349 South Green Road, South Euclid, Ohio 44121
 Phone 216-381-0400 Fax 216-291-4959

Application for Construction Dumpster, Construction Trailer, Shed, Moving of Buildings

Contractor / Applicant _____ Date _____

Project Address: _____ Total Square Footage _____

Owner's Name: _____ Phone No. _____

Estimated Cost _____ Residential _____ Commercial _____ Check No. _____ Cash _____
Res / Com'l

	Quan	Unit	Total
Construction Dumpster (Base Fee) * Initial permit good for 30 days		\$25.00/\$35.00	
Construction Dumpster Renewal Fee * Permit must be renewed every 30 days		\$15.00/\$25.00	
Construction Trailer (Minimum)		\$25.00/\$100.00	
+ Plus per each sq. ft. of gross floor area – all stories		\$.25/\$.35	
Secondary, accessory & appurtenance structures of buildings less than 200 sq. ft. (Base fee)		\$20.00/\$30.00	
+Plus per each 50 sq. ft. or fraction there of gross floor area		\$6.00/\$9.00	
Moving of Buildings on rollers on a public street or portion thereof		\$500.00	
Moving of Buildings on carryall(s) on a public street or portion thereof		\$250.00	
Moving of Buildings without traversing a public street or portion thereof		\$100.00	
+ Plus permit fee in accordance with Section (907.04) **see note below		\$25.00	
Tax assessment – n/c			
TOTAL			

****Note for Moving of Buildings:** In addition to the fees in this division, supervision, inspection and/or use of police for traffic control will be charged to the applicant for the permit. Said charges will be estimated and a deposit shall be submitted to cover the estimated costs prior to issuance of a permit. The professional services form shall be completed and signed.

Name (please print) _____

Phone # _____

Signature _____

Fax # _____

Address _____

E-mail _____

City, State, Zip Code _____