

# CITY OF CLEVELAND HEIGHTS

## CHICKEN COOPS AND RUNS

### Code section 1153.05 (gg)

APPLICATION AVAILABLE AT [WWW.CITIZENSERVE.COM/CLEVELANDHEIGHTS](http://WWW.CITIZENSERVE.COM/CLEVELANDHEIGHTS)

1) Chicken coops and runs may be conditionally permitted in the AA, A, and B residential districts by the Zoning Administrator provided the standards listed in this subsection are met:

- A. A maximum of four (4) chickens may be kept on the property.
- B. No commercial activity will result from the keeping of chickens on the property.
- C. Roosters are not permitted.
- D. Chicken coops and runs shall be allowed in the rear yard only.
- E. Chicken coops and runs shall be located a minimum of ten (10) feet away from the house and ten (10) feet from an adjacent lot. At all times, chickens shall be contained within the coop and/or run.
- F. The facility shall be kept in good repair, maintained in a clean and in a sanitary condition, and free of vermin, obnoxious smells and substances. The facility will not create a nuisance or disturb neighboring residents due to noise, odor, damage or threats to public health.
- G. The chicken coop and run shall be designed to ensure the health and well-being of the animal is not endangered by the manner of keeping or confinement and to protect the chickens from animals and to prevent unauthorized access to the chickens by general members of the public.
- H. The chicken coop and run shall be adequately lighted and ventilated.
- I. The coop and run enclosures shall be of uniform and sturdy design and shall be constructed and maintained in good condition to protect the safety of the chickens and the aesthetics of the neighborhood.
- J. Chicken coop and run fencing material shall be securely fastened to posts of reasonable strength firmly set into the ground and, if used, chicken wire or other woven wire shall be stretched tightly between support posts.
- K. No storage of chicken manure shall be permitted within twenty (20) feet of the property line.
- L. Chickens shall be kept in coops from dusk to dawn.
- M. Slaughtering of the chickens is prohibited.

2) Zoning Administrator shall verify general compliance with City Codes before issuing conditional use permit.

3) Written notice of approved conditional use permits shall be mailed by the Zoning Administrator by first class mail to adjoining properties to the attention of the owners of such properties. Said notice shall reference this Subsection and provide contact information for any questions or complaints relating to the approved use.

4) Unresolved complaints concerning the above listed conditions shall be sent by the Zoning Administrator to be heard by the Planning Commission who shall have the power to revoke, modify, or affirm the conditional use permit. (Ord. 105-2017. Passed 1-16-18; Ord. 153-2021. Passed 12-6-21; Ord. 70-2021. Passed 11-1-21.)

#### **The chicken coop/run must also satisfy Code section 1151.02 General Standards for Conditional Uses, which are as follows:**

A conditional use, and uses accessory to such conditional use, shall be permitted in a residential, commercial or special district only when specified as a permitted conditional use in such district, or when such use is determined by the Planning Commission to be a similar use, and only if such use conforms to the following standards in addition to any specific conditions, standards and regulations for such category of use set forth in this chapter. Furthermore, the Planning Commission shall find:

- (a) That the conditional use will be in general accord with the purpose, intent and basic planning objectives of this Zoning Code, and with the objectives for the district in which located;

- (b) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- (c) That the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;
- (d) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- (e) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- (g) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets;
- (h) That the establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools;
- (i) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible;
- (j) That the conditional use shall address the sustainability guidelines of Section 1165.06.
- (k) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153. (Ord. 20-2012. Passed 5-21-12.)

**SITE PLAN FOR CHICKEN COOP & RUN:**

