



4350 Aicholtz Rd • Union Township, Ohio 45245 • (513) 752-1741 • (513) 752-5732 Fax • www.union-township.oh.us

SEPTEMBER 27TH, 2023

ZONING COMMISSION MEETING

All proposed, new ordinance text has been highlighted and is depicted boldly...

RE: CHICKENS AS ACCESSORY USES

ISSUE IDENTIFICATION: CASE 2-23-T(d)

The Township Zoning Resolution currently does not allow the keeping of chickens, other than in areas defined as Agricultural by the Ohio Revised Code. Therefore, the Planning & Zoning staff has prepared the proposed new section to Article 7 of the Union Township Zoning Resolution—specifically to acknowledge the manner(s) in which this use can occur.

Staff Report:

Please refer to ***PROPOSED, NEW*** Section 719 (of Article 7) of the Zoning Resolution:

- “719. Chickens as Accessory Uses.

On any lot located within any residential zone, the keeping of chickens is a permitted accessory use to any compliant single-family residential use, provided that such accessory use meets the following requirements:

1. *The sole purpose of keeping chickens on any residentially zoned lot is for the private consumption of their eggs by members of the household, and not for commercial purposes. In no case shall any product produced or made as a result of the keeping of chickens as provided in this section be offered for sale on any property zoned for residential use.*
2. *A maximum of five (5) hens is permitted. The keeping of roosters is prohibited.*



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3. *All chickens shall be housed in a coop with a maximum of five (5) square feet per chicken, and an enclosed run area no larger than one hundred (100 sq. ft.) square feet. The minimum size of a chicken coop, including an enclosed run area, shall be 12 square feet per chicken. Chicken coops shall be considered to be accessory structures, and as such shall require a zoning permit, and shall be subject to the size, area, and numerical restrictions established in Section 711 of this Resolution.*
4. *The maximum allowable height of the coop shall be seven (7') feet above the elevation of the surface of the ground.*
5. *The coop and the run shall be set back not less than twenty (20') feet from all property lines and not less than ten (10') feet from the principal structure.*
6. *All chickens, the coop, and the run area shall be located entirely within the rear yard, subject to the following additional conditions:*

 - a. *On a corner lot, the chickens, coop, and run area shall be located entirely within the rear yard of the structure and shall not be placed beyond the building setback line of the principal structure to any public or private street, or right of way.*
 - b. *For double-frontage lots other than corner lots as described herein, the chickens, coop, and run area shall be located entirely within the designated rear yard, as determined by the orientation of the principal structure to the public or private street or right-of-way where the primary access (driveway, front door) is located.*
 - c. *On panhandle lots, the chickens, coop, and run area shall be located entirely within the rear yard of the structure.*
7. *In addition to the requirements for an enclosed coop and run area, the rear yard of property where the chickens are located must be enclosed by a solid wall or fence, not less than six (6') feet in height, sufficient to keep the chickens on the property where they are being kept. Such fencing shall be installed prior to the establishment of chickens as an accessory use. Properties exceeding one (1) acre in size shall be exempt from the privacy fencing requirement stated herein. New fencing for chickens, as set forth in this Section, shall require a zoning permit.*



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- 8. *The chickens shall be kept in the coop from sunset to sunrise.***
- 9. *All food and waste material shall be stored in tight fitting containers and located a minimum of twenty (20') feet from all property lines, and placed entirely within the rear yard.***
- 10. *The slaughtering of chickens in residential districts is prohibited.***
- 11. *Chickens and their enclosures shall be kept in neat, clean, and sanitary condition, with the coop structure maintained in good condition, and being free from offensive odors, excessive noise, or any other condition that would constitute a nuisance. Any condition in violation of this subsection shall constitute a violation under Section 720 of this Resolution.***