

Land Use Permit (LU-21-60):

Application for use of land, 1281 Islington Street, for owning chickens including the erection of a chicken coop/shed.

1. Photo showing proposed location in the backyard.



2. Photo showing proposed shed design (will build from scratch but aesthetics will remain similar)



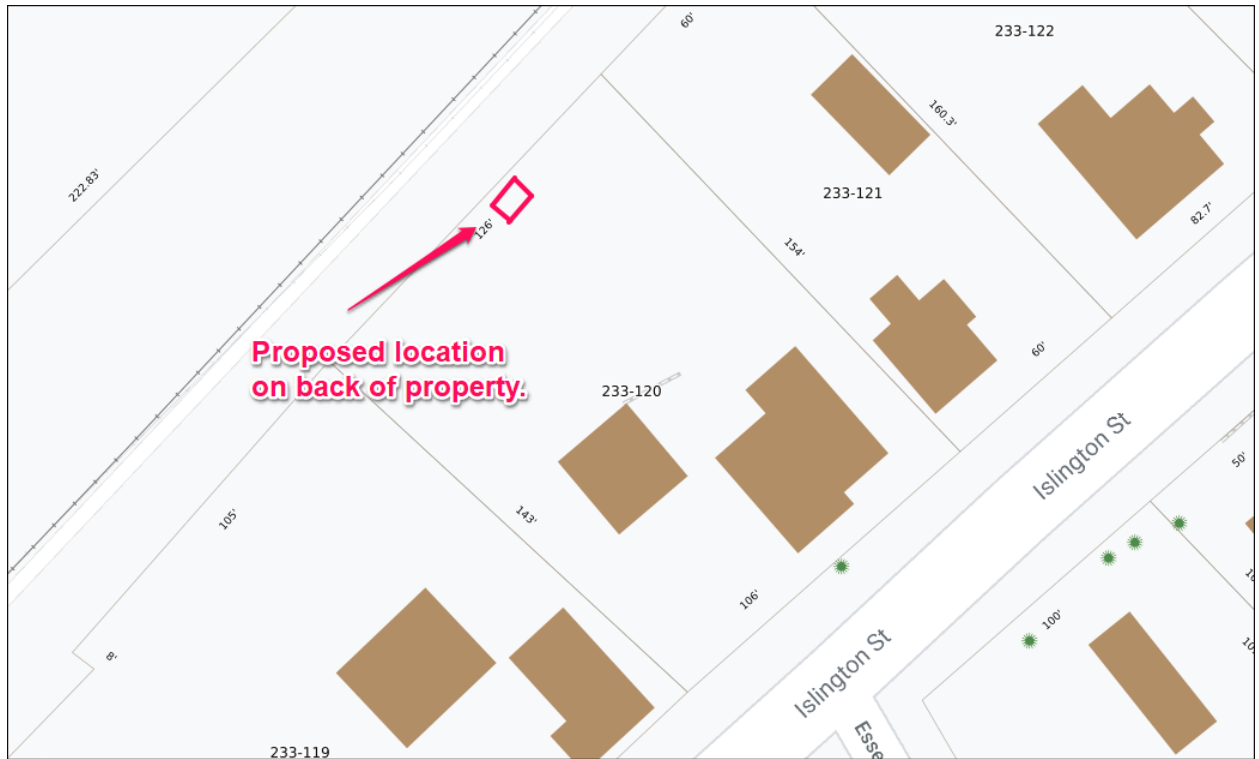
3. Proposed shed maximum dimensions as listed for chicken coop shown above

"Industry Standard": 10-12 chickens
We Recommend: 3 to 7 chickens*

Run Area: 6 ft. x 8 ft. (48 square feet)
Coop Area: 5 ft. x 4 ft. (20 s.f.)
Total Living Space: 68 s.f.

Proposed shed design will not exceed 10' in height and will likely be 7- 8'

4. Map showing proposed location of chicken coop on property by former railroad tracks. Coop will be setback 5' from rear property line.



5. Special Exception standards:

10.232.20 Special exceptions shall meet all of the following standards:

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

Response: No specific standards are detailed in the ordinance for farm animals.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

Response: The owning of chickens will not result in any hazard to the public.

10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;

Response: The values of the surrounding properties will not be impacted as we do not intend to place the coop near adjacent properties with single family residence. The coop will be on the back of the property adjacent to the old rail path.

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

Response: Traffic is not impacted.

10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

Response: All waste is organic, and the chickens require minimal water usage.

10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.

Response: No impact to stormwater runoff.

10.232.30 Special exception approvals may be subject to appropriate conditions, including but not limited to the following:

10.232.31 Front, side and rear yards in excess of the minimum requirements of this Ordinance;

Response: N/A

10.232.32 Landscaping and/or screening of the premises from the street or adjacent property in excess of the minimum requirements of this Ordinance;

Response: N/A

10.232.33 Modification of the exterior features, buildings or other structures;

Response: N/A

10.232.34 Limitations on the size of buildings and other structures more stringent than the minimum or maximum requirements of this Ordinance;

Response: N/A

10.232.35 Limitations on the number of occupants and methods and times of operation; Article 2 Administration and Enforcement As Amended Through January 11, 2021 2-4

Response: N/A

10.232.36 Grading of the premises for proper drainage;

Response: N/A

10.232.37 Regulation of design of access drives, sidewalks, crosswalks and other traffic features;

Response: N/A

10.232.38 Off-street parking and loading spaces in excess of the minimum requirements of this Ordinance;

Response: N/A

10.232.39 Regulation of the number, size, lighting of signs more stringent than the requirements of the Ordinance; and

Response: N/A

10.232.39a Other performance standards.

Response: N/A