

17.130.040.030: STANDARDS FOR FARM ANIMALS, EXCLUDING BEES AND PIGEONS

A. Standards: The raising of farm animals, as defined by Subsection 17.130.040.020, on certain qualifying residential and agriculturally zoned properties is encouraged when the animals are properly cared for and maintained and the impacts on adjoining properties are adequately considered. ~~may be allowed contingent that if the standards and regulations found in this floating zone are met. The regulations of this Section does not apply to bees and pigeons, which are regulated by Subsections 17.130.040.040 and 17.130.040.060, respectively. Offspring of allowed animals on the premises not exceeding six (6) months of age are not regulated under this section. Some animals may be allowed in all zones subject to conditions listed, while others may not be allowed under any conditions. Farm animals are not allowed in any commercial, industrial, office, or open space zone. Farm animals can be the primary use in an agricultural zone, however farm animals can only be accessory to a permitted or approved conditional use in all other zones whereas allowed by the requirements of this subsection (17.130.040.030). All farm animals are to be confined to the property to which they are assigned. The following table and sections summarize in which zones farm animals are allowed: (Ord. 2011-18, 3-6-2012)~~

FARM ANIMAL STANDARDS TABLE

Zones	A-5	A-1	R-1.8 ¹	R-2.5	R-3	R-4	R-5	R-M	P-C ¹	BH-MU
Minimum lot size	¹ / ₂ acre									
Farm animals	Yes	Yes	Yes	No						
Bees ²	n/a									
Pigeons ³	n/a									
Wild animals	No									

Notes:

1. Chickens may be allowed on less than ¹/₂ acre lots per subsection 17.130.020.005A of this chapter.
2. Standards for bees are found in section 17.130.040.040 of this chapter.
3. Standards for pigeons are found in section 17.130.040.050 of this chapter.

1. Farm animals, as defined by Subsection 17.130.040.020 and regulated by this Subsection, are only allowed on lots or parcels of not less than one-half (0.50) acre in the A-5, A-1, and R-1.8 zones, with the exception that chickens may also be allowed pursuant to Subsection 17.130.020 (Residential Chickens Floating Zone) of this Chapter.

2. Farm Animals totaling no more than ~~thirtysixty~~ (3060) points per half acre, according to the point values listed below, may be kept as listed in the farm animal standards table on a qualifying lot or parcel. Other animals not listed under the definition of "farm animal" found in this section, are not allowed. Farm Animal points allowed per lot or parcel shall be prorated so that each one-hundredth (0.01) of an acre is equivalent to six-tenths (0.6) of a point, except that no points shall not be granted allowed for lots or parcels smaller than one-half (0.50) acre increments. Offspring of allowed animals on the premises not exceeding six (6) months of age are not regulated under this section. Farm animals are assigned a point value as follows in the Farm Animal Points table:

Farm Animals	Points
Large:	
Bison	<u>20</u>
Burro	<u>20</u>
Cattle	<u>20</u>
Donkey	<u>20</u>
Elk	<u>20</u>
Horse	<u>20</u>
Mule	<u>20</u>
Pony	<u>20</u>
Yak	<u>20</u>
Medium:	
Burro	<u>10</u>
Donkey	<u>10</u>
Alpaca	<u>10</u>

Emu		10
Guanaco		10
Llama		10
<u>Mini. Horse</u>		<u>10</u>
Ostrich		10
Pony		40
Vicuna		10
Small:		
Alpaca		5
Goat		5
Miniature horse		5
Rhea		5
Sheep		5
Turkey		5
Very small:		
Chinchilla		2
Chicken		2
Duck		2
Goose		2
Mink		2
Rabbit		2

3. Farm animals may be the primary use in an agricultural zone, however, farm animals can only be accessory to an allowed use in all other zones as allowed by the requirements of this Subsection.

4. All farm animals ~~are to~~ shall be confined to the qualifying property to which they are assigned by a fence that is no greater than six (6) feet high, and which is designed, constructed and maintained by the property owner to successfully confine the farm animals to the qualifying property.

5. The Development Services Director may allow a second horse on properties that comply with the regulations of this Section, except as modified by this Subsection, and with the following criteria:

- a. The subject property is eligible to have farm animals according to Subsection A.1 of this Section and qualifies for less than forty (40) animal points, according to Subsection A.2 of this Section;
- b. All large animals shall be contained in a dedicated area of not less than five thousand (5,000) square feet;
- c. Where the subject property is adjacent to a property that does not qualify for farm animals, the dedicated area shall be fenced or shall otherwise contain animals so that no large animal may be kept less than ten (10) feet from the property line.
- d. Grain stored for animal feed shall be kept in rodent-proof containers.
- e. Animal waste shall be collected regularly and, if stored on site, shall be stored not less than forty (40) feet from any property line; and
- f. A covered structure with a coverage area of not less than one hundred-fifty (150) square feet and a height sufficient to provide shelter to both animals shall be located within the dedicated area.

B. Location: Farm animals may not be kept in any front yard or side yard area on properties that are less than one (1) acre in size. On properties that are less than one (1) acre in size, no farm animal may be kept within forty (40) feet (40') of any dwelling unit on an adjacent property that ~~was in existence~~ prior to the keeping of the animal.

C. Housing of Farm Animals: If an accessory building is used to house farm animals it shall be constructed to meet all pertinent building codes, zoning ordinances and engineering requirements. Such buildings shall be located at least forty (40) feet (40') from any dwelling, or commercial building where food is stored and/or prepared. No building used ~~for~~ housing of farm animals shall be located in the front yard or street side yard of any property.

The construction of such buildings ~~will require a building permit to be issued, and shall comply with the~~ other zoning requirements of this Title including, but not limited to, relating to setbacks from property lines and heights requirements found in this title regarding accessory buildings shall also be met.

D. Fencing: All fencing ~~shall be designed to and constructed to confine all farm animals within the owner's property. The fencing shall not exceed six (6) feet (6') in height. The fencing shall be the animal owner's responsibility unless a development is proposed adjoining to it wherein such case a developer would be responsible for fencing. If conflicting, the fencing requirements found in title 16 of this code and this title will prevail over the requirements found in this chapter.~~

~~E~~D. Slaughtering ~~O~~f Farm Animals: ~~A~~F farm animals may only be slaughtered on an agriculturally or residentially zoned qualifying property if at the animal owner's property only if the animals were/was raised on-site on that property. The area where the slaughter takes place shall be kept clean to prevent health hazards. ~~It, and~~ may be located in the same building or area where animals are kept or may be a separate building or area.

~~F~~E. Animals Not Listed: An animal meeting the definition of a "farm animal", but not shown in the farm animal list can be submitted to the ~~community development~~Development Services ~~Department~~ for determination of whether the animal will be allowed, otherwise animals not listed are prohibited. The ~~community development~~Development Services ~~department~~ Director will determine the following:

1. Whether the animal meets the definition of "farm animal" found in this ~~s~~Section 17.130.040.

2. Point value to be assigned to the proposed animal.

~~Should an applicant not agree with the determination made by the community development director, an appeal may be filed with the city council provided required application forms and fees are submitted for the appeal.~~

~~G~~F. Nuisances: If the animals are determined to be a nuisance in accordance with ~~€~~Title 8, ~~e~~Chapter 8.24 of this ~~e~~Code or applicable state law, they may be ordered removed from the property in order to remedy the problem.