

**SUMMARY OF PROPOSED ZONING AMENDMENTS**

The Municipal Planning Commission of Lookout Mountain, Georgia, will conduct a public hearing on Tuesday, June 12, 2018, at 5:00 p.m., to consider and accept comments on proposed amendments to the Lookout Mountain Zoning Ordinance (Ordinance No. 292). This statement provides a *summary* of the proposed amendments. The actual amendments which are proposed are available for review on the City of Lookout Mountain website, [www.lookoutmtnga.com](http://www.lookoutmtnga.com), by clicking on the link titled “Proposed Zoning Amendments.”

The proposed amendments to the zoning ordinance would add the keeping and raising of chickens to the list of permitted uses of property in the City’s Single-Family District. The amendments would establish terms, conditions and limitations under which the keeping and raising of chickens would be permitted. Those terms and conditions include the following:

(a) All owners of the property where chickens are to be kept or raised must join in a written application for a special permit and must agree to comply with all terms, conditions and limitations set forth in the ordinance and to pay all applicable fees.

(b) No more than fifteen (15) permits for the keeping or raising of chickens will be issued by the City Council for any one-year period. Permits must be renewed annually, or they will be terminated.

(c) The property where the keeping or raising of chickens takes place and the Single-Family Dwelling located on the property must be in compliance with all applicable zoning, building, health and safety codes and regulations.

(d) The proposed ordinance only permits the keeping and raising of hens in the Single-Family District. The keeping or raising of roosters is not be permitted.

(e) Chickens may only be kept and raised in Rear Yards as defined in the City’s Zoning Ordinance and are not allowed in any portion of a Front Yard or Side Yard. The Rear Yard where chickens are kept or raised must be fully enclosed with fencing which has been approved and constructed in compliance with the City’s Zoning Ordinance.

(f) The proposed amendments contain the following limitations on the number of chickens allowed and setback requirements for coops, based on the size of the property where chickens are kept or raised:

<u>Lot Size</u>	<u>Max. No. of Chickens</u>	<u>Minimum Setback</u>
Less than .3 acre	None Permitted	N/A
.3 to .8 acre	6	25 feet from any property line, 50 feet from any stream
> .8 to 3 acres	12	35 feet from any property line,

		60 feet from any stream
> 3 to 5 acres	18	45 feet from any property line, 70 feet from any stream

(g) Coops for chickens must be approved by the City Manager or his designee before any use occurs. Requirements for coops include (i) minimum size of 10 square feet with a minimum of 2 square feet for each chicken; (ii) maximum height of 12 feet above finished grade; (iii) good ventilation and protection from the weather and predators; (iv) chicken feed to be kept in a rodent-proof container; (v) coops to be cleaned on a regular basis and maintained in a neat and sanitary condition at all times; (v) any power or plumbing to be installed in accordance with applicable codes, with no temporary power by extension cords; and (vi) no scrap, waste board, sheet metal, or similar materials to be used in construction.

(h) Chickens must be kept inside their coops, secure from predators, from sunset to sunrise.

(i) No chickens may be slaughtered or otherwise killed by any permit holder or other resident of the City.

(j) No chickens or the eggs which they produce may be sold or bartered on the property of any permit holder.

The proposed amendments also include penalties for violations and a two-year sunset provision.

Keith Sanford  
Chair, Municipal Planning Commission