CONDITIONAL USE PERMIT APPLICATION for Chicken Coop/Run

C i t y o f C l e v e l a n d H e i g h t s

It is necessary to obtain a permit before establishing or substantially altering a conditionally permitted land use in any zoning district in Cleveland Heights. Most conditional use permits are reviewed and acted upon by the **Planning Commission**. Planning Commission meetings are held on the second Wednesday of each month, with some adjustments for holidays, at 7:00 p.m., in City Council Chambers, on the second floor of City Hall. **Applications are due on the second Wednesday of the preceding month (**see page 4 for this year's dates**).**

Contacting the Planning and Development Department
Prospective applicants are strongly advised to consult with Planning Department staff before submitting an application. Staff members will explain the approval process and make applicants aware of the regulations that apply to their projects.

The department can be reached at 216-291-4878 or planning@clvhts.com. Beginning in early 2012, most application forms will be available on the City's website, which can be found at www.clevelandheights.com.

Application process
The following materials should be included with all applications:

(1) the completed application form (15 copies**);**
(2) A detailed written description of the conditional use or project being proposed (15 copies, see page 3**);**
(3) scale drawings in an 8-1/2-by-11 or 11-by-17 format, or, if necessary to maintain legibility, a larger format (15 copies**);**
(4) proof of control of the property by ownership, option, or lease (1 copy**); and**
(5) application fee (checks should be made payable to the City of Cleveland Heights**).**

Conditional Use Permit and Other Planning Commission Review $80.00

The application may be dropped of at our office on the first floor of City Hall or mailed to:
City of Cleveland Heights, Dept. of Planning and Development, 40 Severance Circle, Cleveland Heights, OH 44118.

Public hearing and Planning Commission review
At the Planning Commission meeting, members of the staff and the applicant will make presentations regarding the proposed conditional use. Neighbors, who will be notified in advance of the hearing by mail, and other interested parties will have the opportunity to comment during the public-hearing portion of the Planning Commission=s meeting. The Planning Commission may grant or deny the request for a conditional use permit, or it may postpone making a decision to consider or seek additional information. It is the Planning Commission=s responsibility to make decisions based on the facts presented, within the framework set by the Zoning Code.

Other approvals
The granting of a conditional use permit does not imply approval of specific plans by the Building Dept., Architectural Board of Review, or other City entities. Questions about building permits and regulations may be addressed to the Building Dept. at 216-291-4900.

CONDITIONAL USE PERMIT APPLICATION FORM

Please type or print clearly.

Project number _____

Date submitted _____

Contact information:

Applicant(s) _____

Phone/fax/e-mail _____

Address of subject property _____

Mailing address of applicant _____

Applicant(s) representative, if any_____

Phone/fax/e-mail _____

Address of representative _____

Property owner, if different from applicant _____

Phone/fax/e-mail _____

Brief summary of project (please attach **detailed** written description)

Supporting documentation (check all that apply):

- ☐ Copies of completed application (15 copies)
- ☐ Detailed written description of project (15 copies)
- ☐ Proof of ownership, option, or lease agreement (1 copy)
- ☐ Floor plan (15 copies, drawn to scale)
- ☐ Site plan (15 copies, drawn to scale)
- ☐ Elevations (15 copies)
- ☐ Application fee check no._____

Applicant(s)signature _____Date _____

Please print name _____

Press here to Print Entire Package | Press here to Print Only this Form | Reset Form

GENERAL STANDARDS FOR CONDITIONAL USES

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this page, as well as any use-specific standards that may apply to the proposal. In preparing a detailed description of a proposed conditional use, the applicant should be mindful of these standards:

a. The conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with the objectives for the district in which it would be located.

b. 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. 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 area.

d. 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 or impair property values within the neighborhood.

e. 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. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

g. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

h. The establishment of the conditional use will 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. 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. 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 Zoning Code Chapter 1153.

1153.05 STANDARDS FOR CHICKEN COOPS AND CHICKEN RUNS

(gg) Chicken Coops and Chicken Runs. The keeping of chickens shall be permitted as a conditional use on the property subject to the following:

1. A maximum of four (4) chickens may be kept on the property.

2. No commercial activity will result from the keeping of chickens on the property.

3. Roosters are not permitted. However, if the gender of a chick cannot be determined at hatching, a chick of either gender may be kept on the property for no more than six (6) months.

4. Chicken coops and runs must meet the following standards:
   (A) Chicken coops and runs are allowed in the rear yard only. Adequate safeguards are required to protect the chickens from animals and to prevent unauthorized access to the chickens by general members of the public, such as rear yard fencing and gating.
   (B) Chicken coops and runs must be located a minimum of ten (10) feet away from any principal building and ten (10) feet from an adjacent lot.
   (C) The facility must 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.
   (D) The chicken coop and run must be designed to ensure the health and well-being of the animal is not endangered by the manner of keeping or confinement.
   (E) The chicken coop and run must be adequately lighted and ventilated.

5. No storage of chicken manure is permitted within twenty (20) feet of the property line.

6. Chickens must be kept in coops from dusk to dawn.

7. Slaughtering of the chickens is prohibited.

City of Cleveland Heights
PLANNING COMMISSION
MEETING DATES FOR THE YEAR 2017

Meetings are held on the second Wednesday of each month at 7:00 p.m., unless otherwise indicated, and are held in City Council Chambers on the 2nd floor of Cleveland Heights City Hall. Applications are due by 5:00 p.m. on the second Wednesday of the previous month.

The applicant or the applicant's representative must be present at the meeting.

Application Deadline	Meeting Date
DECEMBER 14, 2016	**JANUARY 11, 2017**
JANUARY 11, 2017	**FEBRUARY 8, 2017**
FEBRUARY 8, 2017	**MARCH 8, 2017**
MARCH 8, 2017	**APRIL 12, 2017**
APRIL 12, 2017	**MAY 10, 2017**
MAY 10, 2017	**JUNE 14, 2017**
JUNE 14, 2017	**JULY 12, 2017**
JULY 12, 2017	**AUGUST 9, 2017**
AUGUST 9, 2017	**SEPTEMBER 13, 2017**
SEPTEMBER 13, 2017	**OCTOBER 11, 2017**
OCTOBER 11, 2017	**NOVEMBER 8, 2017**
NOVEMBER 8, 2017	**DECEMBER 13, 2017**