

CONDITIONAL USE PERMIT APPLICATION FOR CHICKEN COOP/RUN
City of Cleveland Heights



Application available at www.clevelandheights.com/forms. Please submit to City of Cleveland Heights City Hall, Department of Planning and Development, 40 Severance Circle, Cleveland Heights, OH 44118. Call 216-291-4878 or e-mail planning@clvhts.com with questions.

Applicant(s) _____
Phone _____ e-mail _____
Address of subject property _____
Mailing address of applicant _____

Property owner, if different from applicant _____
Phone _____ e-mail _____

I, _____, property owner, affirm by my signature below that the "Applicant" has permission to operate a chicken coop and run as outlined in this application.

Property owner(s) signature _____ Date _____

In addition to this application, you must provide the following supporting documentation:

- _____ Provide proof of property ownership, option, or property owner permission
- _____ Provide site plan showing lot, house, garage, coop, run with dimensions (see sample)
- _____ Provide drawing or other representation of coop design
- _____ Submit \$50 application fee check no. _____
- _____ Identify the addresses of all properties that adjoin your property including neighbors to either side, behind and diagonally behind your backyard:

Side neighbor address(es): _____

Rear neighbor address(es): _____

Rear/diagonal neighbor address(es): _____

Other adjoining addresses (if any): _____

I affirm by my signature below that this coop will comply with the regulations in Code section 1153.05(gg)(1), printed on the back of this application, and that I have notified the adjoining neighbors listed above of my planned chicken coop, run and chicken keeping.

Applicant(s) signature _____ Date _____

Please **print** name _____

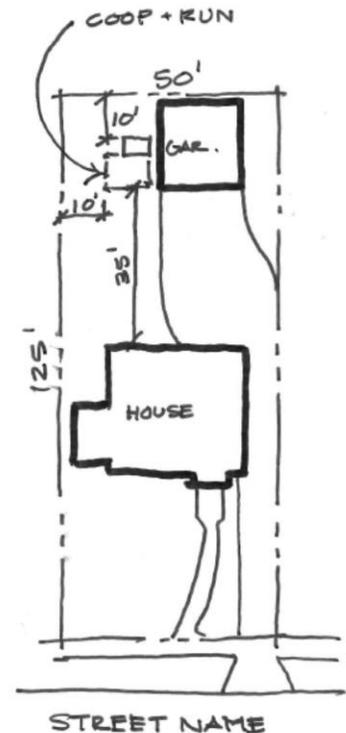
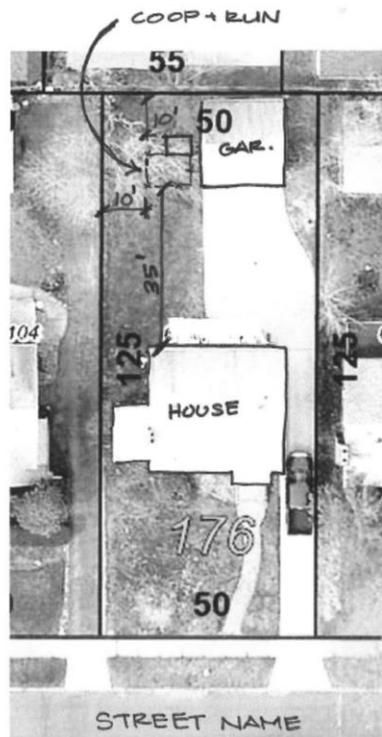
To be completed by Zoning Administrator only:		Coop permit #COOP-____-_____
<input type="checkbox"/>	General compliance with City Codes	
<input type="checkbox"/>	Written notice of approved conditional use permits mailed to adjoining properties, date _____	
	Date submitted: _____	
	Approved by: _____	Date issued _____

Code section 1153.05 (gg) Chicken Coops and Chicken Runs.

- 1) Chicken coops and runs may be conditionally permitted in the AA, A, and B residential districts by the Zoning Administrator provided the standards listed in this subsection are met:
 - A. A **maximum of four (4) chickens** may be kept on the property.
 - B. No commercial activity will result from the keeping of chickens on the property.
 - C. **Roosters are not permitted.**
 - D. Chicken coops and runs shall be allowed in the rear yard only.
 - E. **Chicken coops and runs shall be located a minimum of ten (10) feet away from the house and ten (10) feet from an adjacent lot.** At all times, chickens shall be contained within the coop and/or run.
 - F. The facility shall 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.
 - G. The chicken coop and run shall be designed to ensure the health and well-being of the animal is not endangered by the manner of keeping or confinement and to protect the chickens from animals and to prevent unauthorized access to the chickens by general members of the public.
 - H. The chicken coop and run shall be adequately lighted and ventilated.
 - I. The coop and run enclosures shall be of uniform and sturdy design and shall be constructed and maintained in good condition to protect the safety of the chickens and the aesthetics of the neighborhood.
 - J. Chicken coop and run fencing material shall be securely fastened to posts of reasonable strength firmly set into the ground and, if used, chicken wire or other woven wire shall be stretched tightly between support posts.
 - K. No storage of chicken manure shall be permitted within twenty (20) feet of the property line.
 - L. Chickens shall be kept in coops from dusk to dawn.
 - M. Slaughtering of the chickens is prohibited.
- 2) Zoning Administrator shall verify general compliance with City Codes before issuing conditional use permit.
- 3) Written notice of approved conditional use permits shall be mailed by the Zoning Administrator by first class mail to adjoining properties to the attention of the owners of such properties. Said notice shall reference this Subsection and provide contact information for any questions or complaints relating to the approved use.
- 4) Unresolved complaints concerning the above listed conditions shall be sent by the Zoning Administrator to be heard by the Planning Commission who shall have the power to revoke, modify, or affirm the conditional use permit.

The chicken coop/run must also satisfy **Code section 1151.02 General Standards for Conditional Uses,** available on the city's website at <http://conwaygreene.com/ClevelandHts.htm>

Sample site plans:



*aerial photography at right available at <http://myplace.cuyahogacounty.us/>