

TOWN OF SIGNAL MOUNTAIN
APPLICATION FOR CHICKENS PERMIT

Name: _____

Address: _____

Signal Mountain, TN 37377

Phone: _____ Email: _____

This application shall be accompanied by:

- Application fee of \$35.00
- A site plan location of structure
- If variance is needed, a formal request and a letter from adjoining neighbor if setback requirement is not met.

Permit shall be issued for any person to keep chickens within the Town only and if all of the required standards, as set forth in the attached Ordinance 10-102, are met and complied with by the applicant during any period that a permit is issued by the Town Manager.

Final approval will not be granted until a site inspection of the enclosure is complete.

I have received and read Ordinance 10-102 regarding the rules and regulations for the keeping of chickens.

Applicant Signature _____ Date _____

Approval:	Approved	Denied	Date
Town Manager	_____	_____	_____
Building Official	_____	_____	_____
Planning Commission (Variance)	_____	_____	_____
Town Manager (final)	_____	_____	_____

10-102. Keeping chickens and other fowl within the town.

(1) It shall be unlawful for any person to keep ducks, geese, or other fowl in the town. It shall be unlawful for any person to keep chickens in the town, except by special permit issued by the town manager as provided in this section.

(2) The purpose of this section is to provide standards for the keeping of domesticated chickens within the town only where an appropriate permit has been obtained from the town manager. This section is intended to enable town residents to keep a small number of female chickens on a non-commercial basis and to limit potential adverse impacts on surrounding property owners and neighborhood. It is understood that potential adverse impacts may result to adjoining property owners and the neighborhood from the keeping of domesticated chickens due to noise, odor, unsanitary animal living conditions, unsanitary waste storage and/or removal, attraction of predators, rodents, insects, or parasites, and unconfined animals leaving the owner's property. This section is intended to create licensing standards and requirements within the town on a trial basis to protect property values of adjoining properties and the neighborhood surrounding the property on which any chickens are kept within the town.

(3) No permit shall be issued for any person to keep chickens within the town unless all of the following required standards are met and complied with by the permittee during any period that a permit is issued by the town manager:

(a) No more than eight (8) hens shall be allowed for each single family dwelling. No birds shall be allowed in any commercial, office, or multi-family residential district, including duplexes.

(b) No roosters shall be allowed within the town.

(c) There shall be no outside slaughtering of birds in the town.

(d) Any chickens must be kept in a secure enclosure at all times (not visible from the street) which has been approved by the town manager or designee. The size of any outside enclosure shall be a minimum of ten (10) square feet and the outside enclosure shall be set back at least twenty-five feet (25') from any adjoining property line and at least fifty feet (50') from any stream. Variances for proper property line set backs may be obtained upon approval from the planning commission. The planning commission shall accept any variance for a property line set back less than twenty-five feet (25') as long as the adjoining property owner submits a letter of support. Upon change of ownership of the adjoining property, the variance will become null and the applicant will have thirty (30) days to bring a letter of support from the new property owner to the planning commission with a request for a new variance. The enclosure must provide adequate ventilation and adequate sun and shade and must both be impermeable to rodents, wild birds, and predators, including dogs and cats. The enclosure shall provide a minimum of two (2) square feet space inside for each bird.

(e) The enclosure shall be approved by the town manager or designee before any use occurs and shall be designed to provide safe and healthy living conditions for the chickens while minimizing adverse impacts to other residents in the neighborhood. The enclosure shall be enclosed with wire or screen on all sides and shall have a roof and doors. Access doors shall be shut and locked at night.

(i) Opening windows and vents shall be covered with predator and bird-proof wire of less than one inch (1") openings.

(ii) The materials used in making the enclosure shall be uniform for each element of the structure within the town such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap, waste board, sheet metal, or similar materials to construct the enclosure is prohibited. The enclosure shall be well-maintained.

(iii) The enclosure shall be placed in the rear yard in a location where it is uniform and in harmony with other structures on the lot and is not visible from the street.

(iv) Enclosures shall only be located in rear yards. For a corner lot or other property where no rear yard exists, a side yard may be used as long as the setbacks generally applicable in the zoning district are met and sight obscuring fencing is constructed. No enclosure may be placed in front yards in the town.

(g) Enclosures must be kept in a neat and sanitary condition at all times and must be cleaned and/or moved to a different approved location on the lot on a regular basis to prevent offensive odors.

(h) Chicken feed must be kept in a rodent-proof container which is approved by the town manager and all chickens shall be humanely treated.

(i) Prior to purchasing any chickens pursuant to this section within the town, any person must obtain a permit from the town manager and an inspection shall be conducted of any proposed facilities for housing chickens in accordance with this section. There shall be a permit fee of thirty-five dollars (\$35.00) for any person desiring to keep chickens within the town and there shall be an annual renewal fee of fifteen dollars (\$15.00) for follow up inspections and monitoring of complaints.

(j) The town manager or designee shall deny a permit to keep domesticated chickens within the town if the applicant has not complied with all provisions of this section. A permit to keep domesticated chickens may be suspended or revoked by the town manager at any time when there is a risk from existing conditions to public health or safety and if there is any violation or failure to comply with the provisions of this section after a permit has been properly issued. Any denial, revocation or suspension of a permit to keep domesticated chickens shall be in writing and shall include notification of the right to appeal to the Signal Mountain Town Council within ten (10) days of the denial, revocation or suspension by the permit holder.

(k) Any landowner who has requested any permit for keeping chickens as allowed by this section since February 28, 2009 shall be considered a legal use within the town in compliance with this section.

(1985 Code, § 3-102, as replaced by Ord. #2009-3, March 2009, amended by Ord. #2009-9, June 2009, and replaced by Ord. #2010-6, April 2010)

CHICKEN ORDINANCE COMPONENTS

APP, FEE & PERMIT

- A special permit will be required from the Town.
- A site plan location of structure
- Enclosure must be inspected & approved before use occurs.
- An initial application fee of \$35.00 and a
- \$15.00 annual renewal fee at the beginning of each calendar year.

PLACEMENT

- Zoning for single-family dwelling only.
- Not allowed in multi-family complexes, including duplexes, office or commercial or other zones.

- No enclosure may be placed in front yards. Must be placed in the rear yard.
- Coop location shall be not be visible from the street.
- Additional requirements for corner lots. See ordinance.

- Setbacks from any adjoining property line to be twenty-five (25) feet.
 1. If under 25 feet must have approval from the Planning Commission and
 2. Consent letter of the adjoining property owner. Change in adjoining owner requires new letter.

- Setbacks from streams to be fifty (50) feet.

CONSTRUCTION

- No more than eight (8) hens. No roosters.
- A minimum cage size of two (2) square feet for inside enclosure for each bird.
- Outside runs shall be 10 sq. ft.
- Enclosed with wire or screen on all sides.
- Windows & vents shall be covered with predator & bird-proof wire of less than one inch (1") openings.
- The structure shall be uniform around the structure and shall be in harmony with the surrounding area. See ordinance.

REGULATED CONDITIONS

- Enclosure shall be well maintained. Keeping as a nuisance is prohibited.
- Enclosures must be kept in a neat and sanitary condition at all times.
- Must be cleaned on a regular basis to prevent offensive odors.
- Must be kept /raised in humane manner.
- Must be designed to provide safe & healthy living conditions for the chickens while minimizing adverse impacts to other residents in the neighborhood.
- Running at large is prohibited. Must be kept in a secure enclosure at all times.
- Access doors shall be shut and locked at night.

- All feed to be kept in rodent proof/raccoon proof containers.
- There shall be no outside slaughtering of birds.

- For more details, see Town of Signal Mountain Ordinance 10-102.

Examples of Construction



The following websites contain information on urban chickens:

<http://www.urbanchickens.org>

<http://www.backyardchickens.com>

<http://www.urbanchickens.net>

<http://www.backyardpoultrymag.com>