

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2014-__

RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENTS TO CALISTOGA MUNICIPAL CODE TITLE 17, ZONING, TO ALLOW THE KEEPING OF CHICKENS IN RESIDENTIAL ZONING DISTRICTS, AND TO ADD CHAPTER 6.06, DOMESTIC CHICKEN KEEPING, TO TITLE 6, ANIMALS, TO PROVIDE GENERAL REGULATIONS FOR CHICKEN KEEPING (MCA 2014-2)

WHEREAS, there has been growing community interest in raising chickens on residentially-zoned properties for pest control and non-commercial egg production; and

WHEREAS, this interest is consistent with an increased desire to produce food products locally and avoid such commercial egg-production practices as caging and antibiotics; and

WHEREAS, encouraging local food production is consistent with the goal of maintaining Calistoga as a rural town; and

WHEREAS, regulations are needed to avoid potential off-site negative impacts associated with chicken-keeping; and

WHEREAS, the Planning Commission reviewed the proposed amendments at a public hearing at its meeting of March 12, 2014, and during its review, considered the public record, including the staff report, findings, and written materials and testimony presented by the public during the hearing; and

WHEREAS, the Planning Commission has determined that this action is not subject to the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED by the City of Calistoga Planning Commission that, based on the above findings, it recommends that Title 17, Zoning, be amended, as follows:

1. Add to Chapter 17.14, RR Rural Residential District, Section 17.14.020 C., Accessory building and uses, a new subsection 5., as follows:
 5. *The keeping of up to six (6) domestic chickens, subject to the provisions of Chapter 6.06*
2. Add to Chapter 17.16, R-1 and R-1-10 One-Family Residential Districts, Section 17.16.020 C., Allowed accessory building and uses, a new subsection 5., as follows:

5. *The keeping of up to four (4) domestic chickens on a lot of 6,000 square feet or more, subject to the provisions of Chapter 6.06*
3. Add to Chapter 17.18, R-2 Two-Family Residential District, Section 17.18.020 C., Allowed accessory building and uses, a new subsection 5., as follows:
 5. *The keeping of up to four (4) domestic chickens on a lot of 6,000 square feet or more that is developed with no more than one dwelling unit, subject to the provisions of Chapter 6.06*
4. Add to Chapter 17.19, R-3 Multi-Family Residential/Office District, Section 17.19.020 C., Accessory building and uses, a new subsection 5., as follows:
 5. *The keeping of up to four (4) domestic chickens on a lot of 6,000 square feet or more that is developed with no more than one dwelling unit, subject to the provisions of Chapter 6.06*

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning Commission that, based on the above findings, it recommends the addition of Chapter 6.06, Domestic Chicken Keeping, to Title 6, Animals, as follows:

*Chapter 6.06
Domestic Chicken Keeping*

6.06.010 Purpose

These regulations are intended to prescribe the conditions under which chickens may be kept on residentially-zoned properties in order to avoid off-site negative impacts.

6.06.020 Number and type

- A. *The maximum number of chickens that may be kept on a property shall be determined by the applicable zoning district.*
- B. *Only hens may be kept. The keeping of roosters is prohibited.*

6.06.030 Containment

Chickens shall be contained within the rear and/or side yards of the property.

6.06.040 Coops and pens

A. Location

1. *Coops and pens shall be set back a minimum of five feet from side and rear interior property lines.*

2. *Coops and pens shall be located at least 20 feet from any building on a neighboring property used or capable of being used for human habitation.*
- B. *Design and maintenance. Coops and pens shall be designed and constructed to securely contain the hens, and prevent rats and other vermin are from being harbored underneath or within the enclosure.*
- C. *Maximum height. A coop may be no taller than eight feet in height.*
- D. *Building code compliance. A building permit shall be obtained for coop structures exceeding 120 square feet and/or when electricity or plumbing is installed.*
- E. *Lighting. Any lighting for a coop or pen shall not create off-site glare.*

6.06.050 *Ongoing maintenance and care*

- A. *Coops and pens shall be maintained in a clean and sanitary condition, and free of vermin, obnoxious smells, substances and noise.*
- B. *All feed and other items associated with hen keeping shall be managed to minimize contact with rodents.*

ADOPTED on March 12, 2014 by the following vote of the Calistoga Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jeff Manfredi, Chair

ATTEST: _____
Lynn Goldberg
Secretary to the Planning Commission