

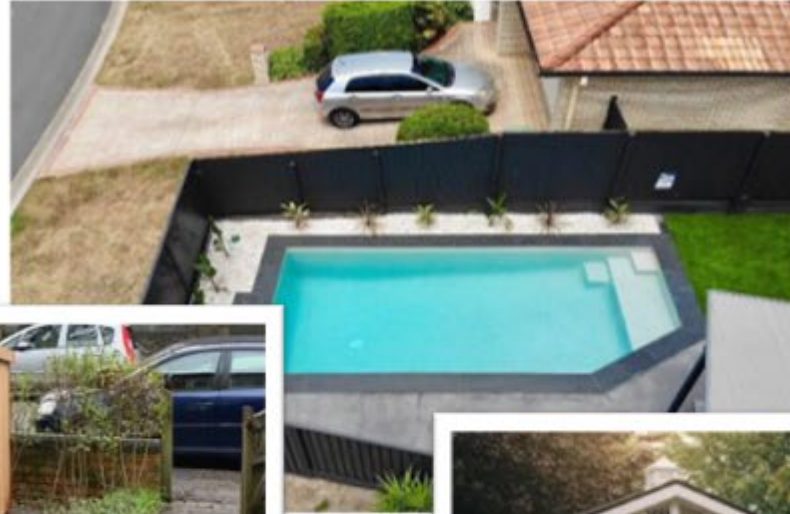


Accessory Structures & Single-Family Chickens

Policy Workshop

Angeline Jacobs, AICP Planner II
Growth Management

Accessory Structure Types



Current Code

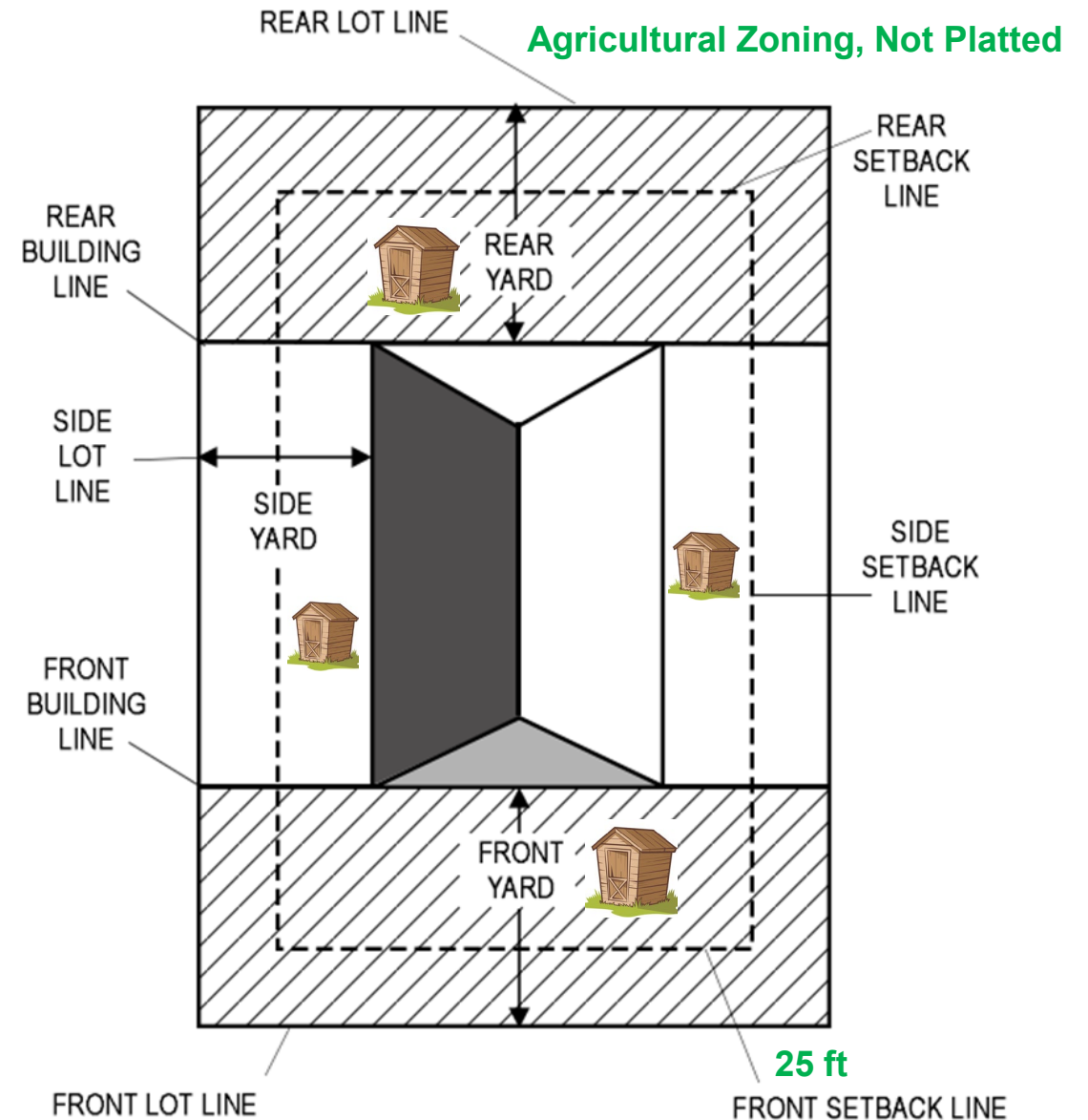
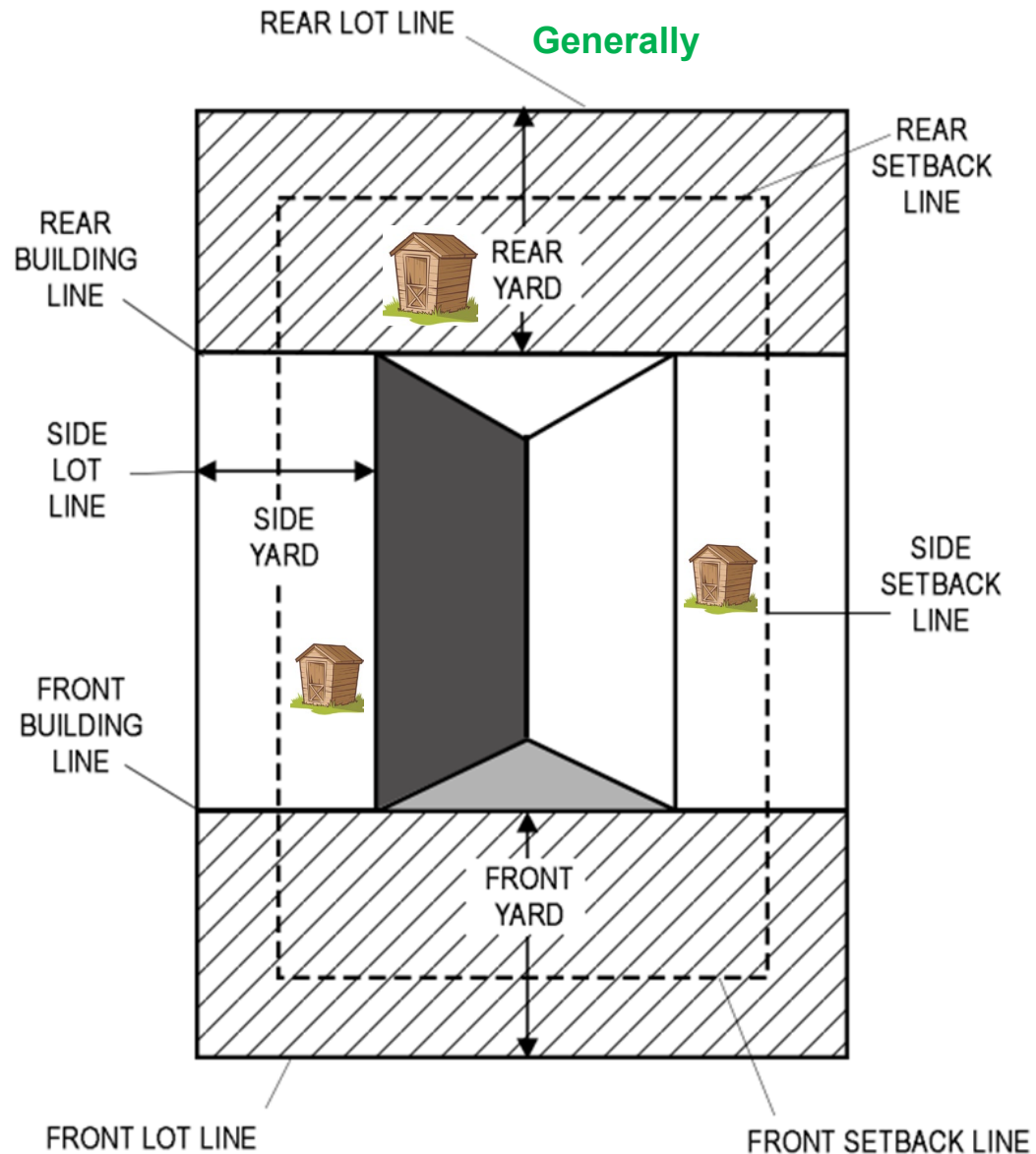
Sec. 407.02- Permitted building area.

The **principal building** or buildings on any lot or parcel of land **shall be erected within** the area bounded by **the building lines established by setback** or yard requirements.

Accessory buildings may be erected within any building line established for the principal building or in rear yards as otherwise provided in this ULDC.

Accessory buildings may not be erected within front yards, except within the agriculture zoning district on properties that are **not part of a platted subdivision**.

Accessory Structures



Front Yard Accessory Structures

Category	Examples
Zoning District	A, Urban Residential, Commercial, TND/TOD
Dimensional Standards	Setback, Max Height/Area, Lot size
Type of Structure	Auto or Human Oriented
Compatibility	Neighborhood Character, Transportation (movement and visibility), HOA Covenants



Questions, Discussion and Direction

Single-Family Chickens



Comprehensive Plan

Future Land Use

6.0 RURAL AND AGRICULTURAL POLICIES

OBJECTIVE 6.1 - GENERAL

Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.

Policy 6.1.5 ...The land development regulations shall include standards for agricultural pursuits and related uses in the Urban Cluster, including but not limited to farmers markets, community gardens, laying hens, and other small scale agricultural uses as allowable uses in appropriate areas.

Policy 6.1.5.3 The land development regulations shall include standards for the allowance of laying hens in residential areas within the Urban Cluster, such as standards for coops/runs, setbacks, and number of hens permitted per lot

Policy 6.1.5.4 The land development regulations shall include standards for the allowance of other small scale agricultural uses in residential areas within the Urban Cluster, such as aquaculture, apiculture, poultry and rabbit raising.

Current Standards

Sec. 404.13 Poultry or livestock on parcels less than 5 acres.

How Many?

- **6 hens** allowed as **accessory to single-family residential** regardless of zoning designation **under an acre**.
- **40 hens** or other poultry allowed **per acre over an acre up to 5 acres** in A, A-RB, RE & RE-1.
- Commercial raising is allowed in A and A-RB with State and Federal limits.

Standards.

- Covered and fenced enclosures. Movable or stationary.
- Chickens roaming in fenced areas during daylight hours.
- Subject to the accessory setbacks for the zoning district.

What's Prohibited.

- Roosters in Residential Zoning Districts
- Selling poultry or byproducts on premises.
- Noxious odors and nuisance.

Livestock Limits

As part of the Evaluation and Appraisal process for the Comprehensive Plan update, we expect a deeper dive into urban agriculture.

Table 404.13.1 Livestock Limits

Type of Animal	Limit	Min Parcel Size
Horses and Other Equine Animals	1 per acre	1 acre
Cattle	1 cow/calf unit per 1.5 acres	1.5 acres
Goats and Sheep	10 per acre	1 acre
Hogs	1 per acre	1 acre

Single-Family Residential Districts

R-1aa, R-1a, and R-1c: 1-4 dwelling units per acre

R-1b: 4-8 dwelling unit per acre

RE: 1 dwelling unit per 2 acres or less

RE-1: 1 dwelling unit per 2 acres or 2 per acre

Table 403.07.2

SETBACK REQUIREMENTS FOR RESIDENTIAL LOTS

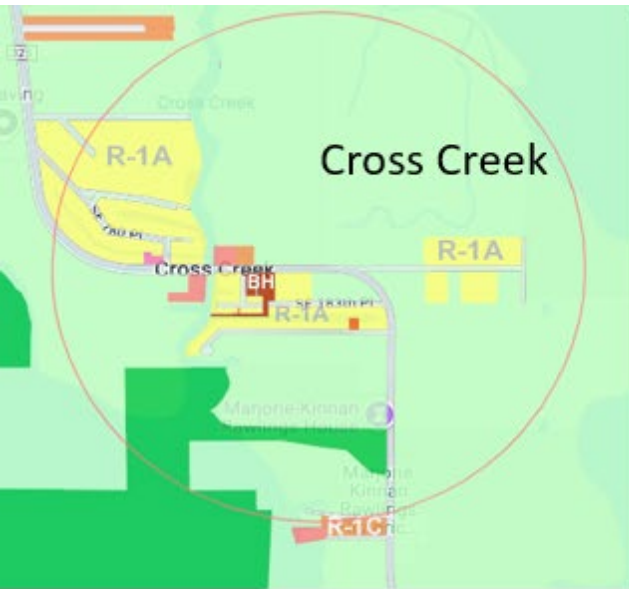
Setbacks ¹	Front or Street	Garage Front ³	Rear	Side	Accessory Buildings
Lots less than one acre in size, Minimum Principal Building (ft.)	10	20	10	5 ²	Same as principal building except rear is 7.5 ft.
Lots one acre or greater in size, Minimum Principal Building (ft.)	15	20	15	10 ²	Same as principal building except rear is 10 ft.

¹ Minimum side setbacks do not apply to detached zero lot line units provided the building spacing requirements of the Florida Building Code, Table 600, are met, and also do not apply to single-family attached units.

² Minimum side setbacks do not apply to single-family attached units.

³ The garage front setback applies only to the garage portion of the structure when the garage opening faces the front of the street.

Rural Clusters



Other Rural Clusters

Campville

Earleton

Evinston

Grove Park

Hague

Rochelle

Sante Fe

Comparison

All prohibit roosters, selling eggs or slaughtering on-site. Require secured & covered coop and sanitary maintenance.

Personal Use	Flock size	Lot size	Zoning Districts	Location & Setbacks	Screened	Permits	Class Y/N
<u>Alachua County</u>	6 hens; 40 per acre	< 1 acre; up to 5 acres	SFR; A, A-RB, RE, RE-1	Rear yard & per District	—	Not explicit.	—
<u>Orange County</u> Max 130 permits	4 hens	—	SFR or mobile home	Backyard & 15ft	Y	Max 100ft ² 6ft high; tied down	Y
<u>Hillsborough County</u>	5 hens	—	SFR or duplex	Rear/Side yard & 10ft	—	Max 150ft ² 6ft High	—
<u>Leon County</u>	10 hens or ducks	—	SFR, duplex or MFR	Rear yard	—	Permit over 100ft ²	—
<u>Marion County</u>	6 hens; 12 hens & 25 hens	< 10 acre; >10 acre	SFR; A-3; A-2	Rear/Side yard, 20ft from adjacent residential & per District	—	Permit over 100ft ²	—
<u>City of Jacksonville</u>	5 hens; + 5 more hens	< 1 acre; 1 ½ acre	SFR	Backyard	Y	Permit over 100ft ²	Y
<u>City of Deltona</u>	5 hens; 10 hens' max	½ acre; 1 acre+	SFR	Rear yard	—	Over 100ft ² need permit; Max 200ft ²	Y
<u>City of Gainesville</u>	10 hens	—	SF, RC, U1, U2	Rear yard & per District	—	12 ft ² movable and prefab = No permit	—
<u>City of Orlando</u> Max 100 permits	4 hens	—	SFR	Backyard & 20ft from neighbor home, 5ft from home.	—	Max 50ft ² + a run; tied down	Y



Questions, Discussion and Direction