



Adoption Hearing

Unified Land Development Code Amendment

Poultry or Livestock on Single-Family Parcels less than 5 acres

Angeline Jacobs, AICP Planner III
Growth Management Department

Poultry on Single-Family Parcels less than 5 Acres

Background

June 3, 2025 Board of County Commissioners (BoCC) Policy Discussion, with motion.

- Allow 10 hens or ducks within the urban cluster on lots of 1 acre or less.
- Identify BMP's for stocking rates on a lot of an acre or more in the agricultural/rural areas with the focus on best management stock rates for fowl.

July 15, 2025 Rural Concerns Advisory Committee

- Prohibit drakes (male ducks).
- Allow expanded poultry types outside the Urban Cluster.
- Add quail to definition.

September 23, 2025 BoCC regular meeting

Approved the request to advertise.

November 4, 2025 BoCC regular meeting

Approved the request for the adoption hearing to be advertised.



Current: Poultry for Personal Use

How many hens are permitted?

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** zoning district.

Standards.

- Covered & fenced enclosures, movable or stationary
- Hens roaming in fenced areas during daylight hours
- Subject to the accessory setbacks for the zoning district

Prohibited.

- Roosters in residential zoning districts
- Selling poultry or byproducts on premises
- Noxious odors and nuisance
- No commercial raising of poultry under 5 acres

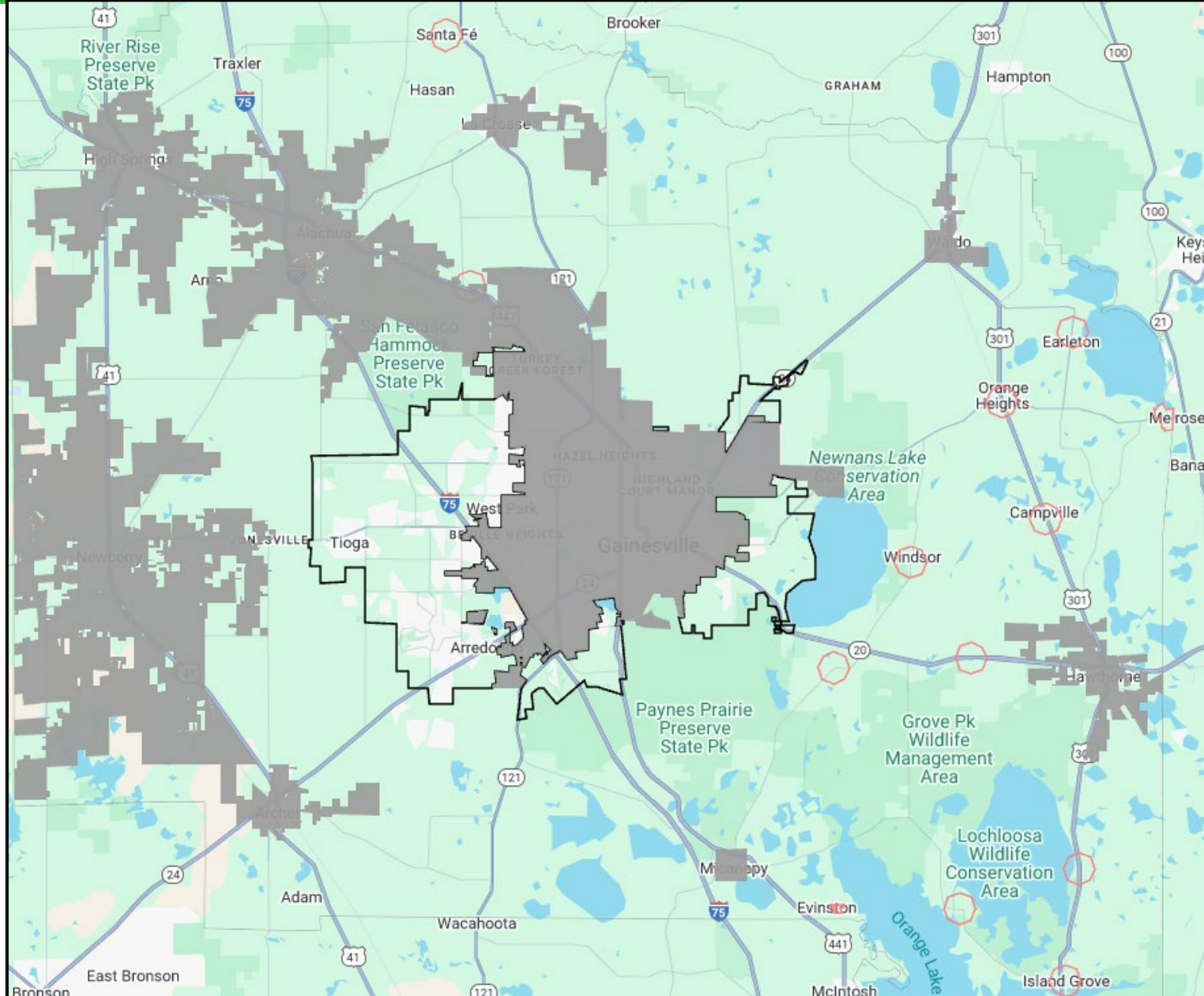


Comparison: Poultry for Personal Use

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

Personal Use	Flock size	Lot size	Zoning Districts	Location & Setbacks	Screened	Permits	Class
<u>Alachua County</u> (Current)	6 hens; 40 per acre	< 1 acre; up to 5 acres	Single Family; A, A-RB, RE, RE-1	Rear yard & per District	—	Not explicit.	—
<u>Leon County</u>	10 hens or ducks	—	Single Family, Duplex or Multi- Family	Rear yard	—	Permit over 100ft ²	—
<u>Marion County</u>	6 hens 12 hens Max 25 hens	< 10 acre; >10 acre	Single-family A-3 A-2	Rear/Side yard, 20ft from adjacent residential & per District	—	Permit over 100ft ²	—
<u>City of Gainesville</u>	10 hens	—	SF, RC, U1, U2	Rear yard & per District	—	No permit for 12 ft ² movable and prefab coop	—
<u>City of Jacksonville</u>	5 hens; + 5 more hens; Max 15 hens	< 1 acre; 2 acre; 2+ acre	Residential	Rear Yard	Y	Permit over 100ft ²	Y

Urban Cluster



Proposed: Poultry for Personal Use

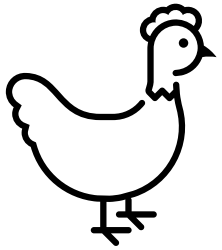
How many poultry will be permitted?

Location	Parcel Size	Limit	Poultry Types
Urban Cluster	< 5 acres	10	Only hens and ducks
Outside Urban Cluster	< 1 acre	10	Any poultry
	1 acre to < 5 acres	15 per acre	

Definition.

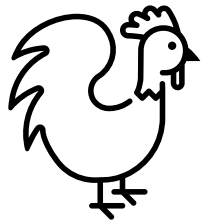
Poultry. Varieties include chicken, turkey, goose, duck, Rock Cornish hens, and game birds such as pheasant, squab, quail and guinea fowl. Poultry does not include large birds such as ostrich, emu and rhea (ratites).

Proposed: Poultry for Personal Use



Standards.

- Covered and fenced enclosures. Movable or stationary.
- ~~Chickens~~ **Poultry** roaming in fenced areas during daylight hours.
- Subject to the accessory setbacks for the zoning district.
- **Allowed as an accessory use to single-family residence in all zoning districts**
- **Expansion of poultry types outside the urban cluster.**
- **Allow harvesting of poultry or by-products on premises under state/federal regulations.**



Prohibited.

- Roosters **and drakes** in residential zoning districts.
- Noxious odors, **noise** and nuisance.
- No commercial raising of poultry under 5 acres; **4H/FFA activity exception.**

Proposed: Livestock for Personal Use

ULDC Sec. 404.13 (a)

(a) *Livestock on parcels less than five (5) acres.* The keeping of livestock on less than five acres is allowed as a limited use within the A, A-RB, RE, or RE-1 districts and as an accessory use to any legal single-family residence within the A, A-RB, RE or RE-1 districts subject to the following standards.

Outreach

Online public notice for all ULDC amendments
Rural Concerns Advisory Committee, July 15, 2025



Staff Recommendation

For the Board of County Commissioners (BoCC) to convene as the Land Development Regulation Commission and find the ULDC amendments consistent with the Alachua County Comprehensive Plan.

Reconvene as the BoCC and approve the ordinance and authorize the Chair's signature on the ordinance.