

RECORD OF ORDINANCES

Ordinance No. 2025-O-12

July 28, 2025

City of Bellbrook State of Ohio

Ordinance No. 2025-O-12

AMENDING ARTICLE 18 – GENERAL PROVISIONS OF THE BELLBROOK ZONING CODE

WHEREAS, The City of Bellbrook has adopted Article 18 – General Provisions of the Bellbrook Zoning Code into the Bellbrook Code of Ordinances; and

WHEREAS the Bellbrook Planning Board has reviewed and through official Decision Record recommended certain changes to Article 18 of the Bellbrook Zoning Code; and

WHEREAS, City Council wishes to amend Article 18 – General Provisions to include a new section for Small Livestock.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. That the following amendments to Article 18 – General Provisions of the Bellbrook Zoning Code be approved with the addition of Section 18.41 Small Livestock added in its entirety as follows:

18.41 Small Livestock

This Section outlines the requirements for keeping small livestock, as defined by the Bellbrook Municipal Code Chapter 618 Section 618.01.

The keeping of small livestock is permitted, provided the following criteria are met:

- (A) A zoning permit is required by the City of Bellbrook. No person shall keep any small livestock without first having obtained a permit from the Community Development Administrator.
- (B) The principal use of the lot is a single-family residential dwelling.
- (C) Allowed densities for keeping any combination of small livestock animals shall be as follows:
 - (1) Lots smaller than 0.5 acres: no more than three (3) small livestock animals
 - (2) Lots 0.5 acre to less than 1.0 acre: no more than six (6) small livestock animals
 - (3) Lots 1.0 acres to less than 2.5 acres: no more than twelve (12) small livestock animals
 - (4) Lots 2.5 acres to less than 5.0 acres: no more than fifteen (15) small livestock animals
- (D) It shall be unlawful to keep more animals than the lot size allows.
- (E) All small livestock shall be provided with an outdoor, covered, predator-proof sheltering structure, which shall be kept in sound and usable condition. The sheltering structure shall be thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals.
- (F) The sheltering structure must be of a size to allow for 4 square feet per individual small livestock animal.
- (G) Any outdoor sheltering structure shall be placed in the rear yard of the property, and in no case shall the outdoor sheltering structure be closer than 50 feet to a residential property other than the single-family residential dwelling where the small livestock animal(s) are kept. In no case shall the outdoor sheltering structure be closer than 25 feet to an abutting property line.
- (H) Structures or appurtenances for keeping small livestock animals may not be in a front or side yard.

RECORD OF ORDINANCES

Ordinance No. 2025-O-12

July 28, 2025

- (I) There shall be no more than one (1) sheltering structure on the property. Sheltering structures shall be considered accessory structures.
- (J) All feed must be stored in a rodent-proof container, and animals must not be fed in a manner likely to attract rodents, such as dispersing the feed on the ground.
- (K) Unless attended by a keeper, all small livestock animals shall be kept in an outdoor sheltering structure at all times, and the sheltering structure must be within a fully enclosed fenced yard. No small livestock shall be allowed to roam "at large" in the city. See Sec. 618.14. - Impounding and redemption.
- (L) Keeping small livestock pursuant to this Section shall be strictly for personal or household use rather than for any commercial use. The sale of animal products in residentially zoned districts, including but not limited to meat, eggs, and fur, shall be prohibited.
- (M) Small livestock animals may be slaughtered and butchered on-site of the property, where they are kept only inside the primary structure and otherwise out of public view. All waste must be bagged and disposed of with household trash to prevent nuisance and health hazards.
- (N) Manure from small livestock must be disposed of in one of the following manners:
 - (1) Household trash collection: Manure must be bagged, placed in a waterproof container, and disposed of with household trash.
 - (2) Composted and applied on-site: Manure must be kept in a rodent-proof container designed to limit odors. The containers must be located in the property's defined rear yard at least 8 feet from any property line. Finished compost may be applied on-site.
 - (3) Directly applied on-site: Manure applied directly on-site must be done in a way that prevents nuisance and polluted stormwater runoff.
- (O) Notwithstanding compliance with the requirements of this Section, small livestock shall not be kept in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life of others or interfere with the normal use and enjoyment of any public property or property of others. Small livestock shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a nuisance to occupants of nearby buildings or properties and not to cause health hazards. See Sec. 618.13. - Nuisance conditions prohibited.
- (P) The person keeping small livestock is responsible for being aware of and abiding by all applicable local, state, or federal requirements, including but not limited to the Ohio Department of Agriculture's Ohio Livestock Care Standards and private deed or covenant restrictions.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

RECORD OF ORDINANCES

Ordinance No. 2025-O-12

July 28, 2025

PASSED BY City Council this 28th day of July, 2025.

_____Yeas; _____Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney