



# Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 5/01/25										
Statement of Issue:	Consider a recommendation to the City Council regarding an amendment Sec. 30-564 (w) Farm Animals of the Zoning Ordinance.											
Background:	<p>On April 3, 2025, the Planning Commission initiated the processes to consider an amendment to Section 30.564 (w) establishes uses with restrictions specifically farm animals within established zoning districts.</p> <p>(23) Farm animals (within AG, RR, SRR zone) provided:</p> <p>“(1) All farm and permitted non-domestic animals must be so contained to prevent the animals from escaping onto neighboring properties or injuring the public.</p> <p>(2) Enclosed pens, corrals, feed lots, and structures used to house farm and permitted non-domestic animals shall be setback a minimum of 25 feet from the nearest lot line or the applicable accessory structure setback, whichever is greater (said setback shall not apply to open grazing or pasture areas).”</p> <p>It has come to the Departments attention that standards for lots size and number of animal units were not incorporated in the Ordinance. Staff have researched other ordinances and have found the below additional language would address the matter.</p> <p>“Recognizing that residential uses and the keeping of farm animals may be incompatible, the following limits apply:</p> <p>(3) On parcels of less than five acres, keeping of farm animals is not permitted.</p> <p>(4) On parcels five to nine acres, three animal units are permitted.</p> <p>(5) On parcels or contiguous parcels larger than nine acres, three animal units plus one animal unit for every two acres beyond nine acres are allowed.</p> <p>(6) On all public waters, farm animal uses shall be setback 150’ from the ordinary high-water level. Farm animals shall not be contained in shore impact zones, bluff impact zones or steep slopes.</p> <p>(7) Farm animal units shall be determined according to below.</p> <table><tr><td>Animal</td><td>Animal Units</td></tr><tr><td>1 dairy cow</td><td>1.4 units</td></tr><tr><td>1 steer, heifer, horse</td><td>1.0 units (each)</td></tr><tr><td>1 swine</td><td>.4 units</td></tr><tr><td>1 sheep</td><td>.2 units”</td></tr></table>		Animal	Animal Units	1 dairy cow	1.4 units	1 steer, heifer, horse	1.0 units (each)	1 swine	.4 units	1 sheep	.2 units”
Animal	Animal Units											
1 dairy cow	1.4 units											
1 steer, heifer, horse	1.0 units (each)											
1 swine	.4 units											
1 sheep	.2 units”											

<b>Considerations:</b>	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> <li>1. Will the change affect the character of the neighborhood?</li> <li>2. Will the change foster economic growth in the community?</li> <li>3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance?</li> <li>4. Would the change be in the best interest of the general public?</li> <li>5. Would the change be consistent with the Comprehensive Plan?</li> </ol>
<b>Recommendation:</b>	Based on the above findings the Commission should consider a recommendation to the City Council regarding these draft changes.
<b>Required Action:</b>	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding and amendment to Sec. 30-564 (23) Farm Animals of the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward a (favorable)(unfavorable) recommendation to the City Council regarding a draft amendment which amends Section 30-564 (w)</p>
<b>Attachments:</b>	