



# City of Cañon City

Community Development Department  
Planning & Zoning Division

## Farm Animals in Residential Zone Districts

R-1: Low Density Residential; R-2: Medium Density Residential  
& R-3: High Density Residential

- Agriculture (see definition below) is not allowed in the R-1, R-2 or R-3 Zone Districts. Farm stands, however, may be allowed by conditional use permit in the R-1 or R-2 districts. Contact the Planning Dept. 719-276-5294 for more information.
- A minimum of 1 acre is required for the keeping of livestock; thereafter, 1 animal per ½ acre is allowed. As an example, a 1.3 acre parcel in R-1, R-2 or R-3 is allowed 2 hoofed animals (horses, cattle, goats) according to the requirements below.
- Backyard chickens and beekeeping are allowed as accessory uses in R-1 and R-2 according to the requirements below. Contact the Planning Dept. for specific requirements about beekeeping.
- Agriculture is allowed in the RL, Rural Living District and livestock allowances are somewhat different in this district. Contact the Planning Dept. for more information.

### Definitions:

**Agriculture:** means the business of cultivating the land or employing it for the purpose of raising all livestock and poultry, as well as the caring for and harvesting of crops.

**Beekeeping:** means the owning and breeding of bees.

**Backyard chickens:** means up to eight (8) members of the species *Gallus gallus domesticus* kept for personal use in the backyard of residential properties as an accessory use in the R-1 or R-2 zone districts or pursuant to a valid conditional use permit for properties used for residential purposes in the C or I zone districts.

**Livestock:** means horses, cattle, goats, sheep, donkeys, chickens, ducks, rabbits and any similar animal commonly kept on a farm or ranch. Animals such as llamas, alpacas, yaks, ostriches, emus, pot-bellied pigs and other less commonly kept animals are considered to be livestock for purposes of this code. Up to eight (8) chickens kept in the backyard of a residential property pursuant to Section 17.20.029 of this code are not considered livestock.

#### **17.20.114 Livestock.**

- A. Livestock may be kept in the R-1, R-2 and R-3 zone districts only on a contiguous tract of land which is in excess of one acre in area. Livestock may be kept in the R-L zone district only on a contiguous tract of land which is in excess of fifteen thousand (15,000) square feet. Such area shall be controlled by the owner of such livestock through ownership or by lease or similar agreement.
- B. No more than one hooved animal shall be kept per half acre of land provided in the R-1, R-2 and R-3 zone districts. No more than one hooved animal shall be kept per every fifteen thousand (15,000) square feet of land provided in the R-L zone district, and, thereafter, every portion of land that calculates into more than one-half animal unit allowed on the property will be considered as one for determining total number of animals in the R-L zone district only.
- C. All manure, bedding, spillage and leftovers from feedings shall be removed and disposed of to prevent fly and rodent propagation or odor at least weekly.
- D. Fencing of the lot where livestock are kept must be constructed and maintained so that the animals are kept twenty-five (25) feet from a residence on an adjoining lot. Where animals and livestock are restricted to a smaller portion of the total lot area by corral, pen, sty or any type enclosure, said enclosure shall be located the furthest reasonable distance possible from any residence on any adjoining lot taking into account the surrounding adjacent uses and the size and shape of the lot on which the enclosure is situated. All fencing must be constructed and maintained in a manner that prevents the enclosed animals from damaging crops, structures or objects on any adjoining lot.
- E. The keeping or sheltering of livestock shall be conducted in a manner that does not constitute a nuisance or health hazard under any ordinance of the City, or applicable law of the State.

#### **17.20.029 Backyard chickens.**

Backyard chickens may be permitted in the R-1 and R-2 zone districts as an accessory use, and on properties used for residential purposes in the C and I zone districts upon the issuance of a conditional use permit according to the policies and procedures set forth in Chapter 17.23, Conditional Uses, and subject to the following conditions:

- A. No more than eight (8) chicken hens shall be allowed on any property, unless the property meets the minimum area requirement for livestock, according to Section 17.20.114 of this Title.
- B. The ownership and keeping of roosters over six (6) months old is prohibited.
- C. Chicken hens must be provided with a covered enclosure that is predator-resistant, properly ventilated, and easily accessed for cleaning and maintenance, and that provides not less than four (4) square feet per chicken.
- D. During daylight hours, chicken hens must be provided access to an outside enclosure that is adequately fenced to prevent the escape of the chickens and to provide protection from predators. The outside enclosure must provide a minimum of ten (10) square feet of permeable space per chicken, and may be either attached to the covered enclosure or portable. A fully fenced backyard may be deemed to meet this requirement.
- E. The chickens must be placed in the covered enclosure between the hours of dusk and dawn to provide protection from predators.
- F. Setbacks:
  - 1. Any enclosure for backyard chickens must be located in the backyard of the property, measured from the rear wall of the residential dwelling. The Zoning Administrator may allow exceptions to this requirement in cases of lots having unusual site dimensions, terrain limitations or other unique characteristics;
  - 2. No covered enclosure may be located less than eight (8) feet from any abutting property line or less than thirty (30) feet from any residential dwelling on any adjoining lot.
- G. The covered enclosure must be cleaned so that odors due to excessive dirt, waste, excrement, or old feed do not become a nuisance, safety hazard or health problem to adjoining property or uses.
- H. The on-site slaughtering of backyard chickens is prohibited.