



# CITY OF CAÑON CITY

## Planning and Zoning

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## FARM ANIMALS IN RESIDENTIAL ZONE DISTRICTS

R-L, Rural Living Residential; R-1, Low Density Residential;  
R-2: Medium Density Residential & R-3: High Density Residential

### THE BASICS

- 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. 719.269.9011 for more information.
- A minimum of 1 acre is required for the keeping of livestock; thereafter, 1 animal per  $\frac{1}{2}$  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-L, R-1 and R-2 zone districts 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.

### 17.13 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.

### 17.05.010.B LIVESTOCK.

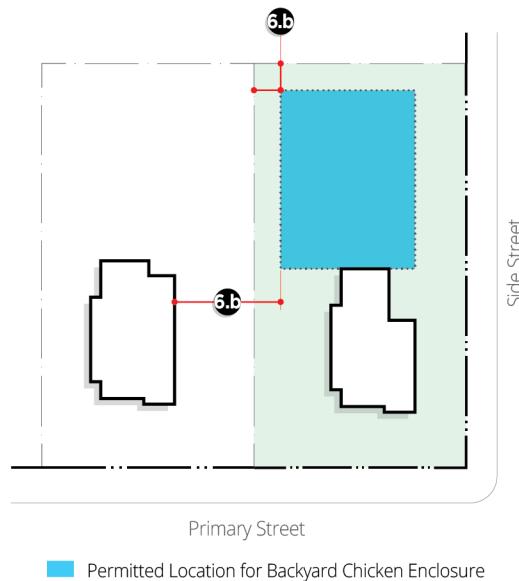
1. Livestock may be kept in the R-L, R-1, R-2, and R-3 Districts only on a contiguous tract of land which is in excess of one (1) acre in area. Livestock may be kept in the R-L District only on a contiguous tract of land which is in excess of fifteen thousand (15,000) square feet. Such area shall be controlled by the owner of such livestock through ownership or by lease or similar agreement.
2. No more than one (1) hoofed animal shall be kept per half (0.5) acre of land provided in the R-1, R-2 and R-3 Districts. No more than one (1) hoofed animal shall be kept per every fifteen-thousand (15,000) square feet of land provided in the R-L District, and, thereafter, every portion of land that calculates into more than one-half (0.5) animal unit allowed on the property will be considered as one (1) for determining the total number of animals permitted in the R-L District only.
3. All manure, bedding, spillage, and leftovers from feedings shall be removed and disposed of to prevent fly and rodent propagation or odor.

4. Fencing of the lot where livestock is 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 the corral, pen, sty, or any other type of 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.
5. The keeping or sheltering of livestock shall be conducted in a manner that does not constitute a nuisance or health

#### 17.05.140.D BACKYARD CHICKENS.

1. No more than eight (8) chickens shall be allowed on any property, unless the property meets the minimum area requirement for livestock, according to Section 17.05.010(B) of this UDC.
2. The ownership and keeping of roosters over six (6) months old is prohibited.
3. Chickens shall 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.
4. During daylight hours, chickens shall be provided access to an outside enclosure that is adequately fenced to prevent the escape of the chicken hens and to provide protection from predators. The outside enclosure shall 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.
5. All chickens shall be placed in the covered enclosure between the hours of dusk and dawn to provide protection from predators and to minimize noise.
6. Setbacks.
  - a. Any enclosure for backyard chickens shall 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.
  - b. A covered enclosure shall be located a minimum of eight (8) feet from any abutting property line and shall be a minimum of thirty (30) feet from any residential dwelling on any adjoining lot.
7. The covered enclosure shall 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.
8. The on-site slaughtering of backyard chickens is prohibited.

**Figure 5.1: Backyard Chicken Enclosure Permitted Location**



**Please contact the Planning Department at 719.269.9011 for more information about applying for a Conditional Use Permit for backyard chickens in the GC, General Commercial or I, Light Industrial zoning districts.**