

## THE TOWN OF SILT

### **CONDITIONAL USE PERMIT APPLICATION FOR APPROVAL TO HARBOR CHICKENS PURSUANT TO CHAPTER 6.08 OF THE SILT MUNICIPAL CODE**

Application File No. \_\_\_\_\_

- 1) **ACTION REQUESTED:** Conditional Use Permit for the harboring of chickens
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- 2) **APPLICABLE CONDITIONS:** Applicants must adhere to and agree to the following conditions to be considered for approval of a CUP for permission to harbor chickens within the city limits of the Town of Silt. Non compliance with any of the following conditions may result in denial or revocation of the Conditional Use Permit.

Any conditional use permit to allow the keeping or harboring of chickens shall be issued only upon compliance with the following criteria and restrictions:

- (1) Application for a conditional use permit hereunder must be made by or approved by the owner of the real property upon which the chickens will be kept or harbored.
- (2) Except as otherwise provided for in the Agricultural-Rural (AG) District, no more than three (3) chickens (hens only) are permitted per single-family residence in the Residential Districts (R-1), (R-2), (R-3) and Residential PUDs (if allowed by covenants) and Agricultural-Rural (AG) District.
- (3) Keeping of chickens shall not be allowed on lots of less than 5,000 square feet.
- (4) Roosters are prohibited except in the Agricultural-Rural (AG) Zone District.
- (5) Unattended chickens shall be confined within a chicken facility.
- (6) Chickens may be permitted to roam outside of a chicken facility in the rear yard of a lot within a predator proof 6-foot high fenced area only when a person is present on the property and is available to attend to the chickens.
- (7) It shall be the responsibility of the animal owner to fence out all predators with an adequately designed, constructed and maintained fence, chicken facility or combination thereof.
- (8) A chicken keeping permit (Conditional Use Permit) is required for all chicken facilities and shall be obtained from the town upon payment of a fee established by the Town, submission of an application and supporting materials adequate to demonstrate compliance with the provisions of this ordinance. Such permit may be revoked upon conviction of any violation of the provisions of this section.
- (9) Chickens and/or chicken facilities that are not kept or maintained in conformance with the requirements of this section shall be deemed a public nuisance and the owner or custodian shall be given thirty (30) days to rectify the conditions creating a public nuisance. If the owner or custodian has not rectified the conditions within 30 days of the date notice is provided, the Town may abate the nuisance as provided in the Silt Municipal Code.
- (10) Chicken facilities shall include a coop and runway that are fully enclosed and adequately designed and constructed to prevent escape of chickens or entry by predators and coops shall be constructed with a solid top.
- (11) Coops shall not exceed (34) square feet, and shall provide at least four (4) square feet of floor space per chicken.
- (12) The design of the coop shall be submitted for approval by the Town and the coop design should be compatible with the primary structure on the property, constructed of tightly fitting materials and designed/maintained to withstand continuous exposure to outdoor weather conditions.
- (13) The maximum height of chicken facility shall not exceed seven (7) feet measured from the average finished grade within 5 feet of the structure to the highest point of the roof.
- (14) Chicken facilities shall be designed to provide water at all times without freezing.

- (15) Such facilities shall only be located in the rear yard of a lot.
- (16) Chicken facilities shall be regularly maintained to control dust, odor, waste and in a manner that does not constitute a nuisance, safety or health hazard to adjacent properties.
- (17) All waste materials shall be properly disposed of and not allowed to accumulate on the property.
- (18) Dead animals shall be properly disposed of within 24 hours.
- (19) All feed shall be stored in a resealable, airtight rodent proof container.
- (20) Harvesting of chickens may be permitted provided however such harvesting is conducted outside of the direct view of the public.
- (21) 10' setback to rear property line in R-1; 5- setback to rear property line in R-2 and R-3; building envelope in Mesa View Estates;
- (22) Homeowners' Association approval for Spruce Meadows, Mesa View Estates, Eagle's View, Stoney Ridge PUD, Stevens Park West PUD, Painted Pastures, and MiraLoma PUD.

**3) APPLICATION STATUS:**

Date of Application: \_\_\_\_\_  
 Received by: \_\_\_\_\_  
 Application Fee Required: \$25.00  
 Date Fee Paid: \_\_\_\_\_

Date(s) App. Acted On:	Action Taken:
_____	_____
_____	_____
_____	_____

**4) APPLICANT AND OWNER INFORMATION:**

Name of Applicant (Proposed Permittee): \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Mailing Address of Applicant if other than property address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Property Owner(s) of Record (if other than applicant listed above). Property Owner(s) must be a co-applicant or approve the application: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Signature of Property owner: \_\_\_\_\_  
 Additional Pertinent Information: (if any): \_\_\_\_\_

(The conditional use permit shall be personal to the applicant permittee and shall expire upon the transfer of ownership or leasehold of the permitted property.)

**5) SUMMARY OF APPLICATION:**

Property Address for Which CUP is Requested: \_\_\_\_\_  
 Location of Land: \_\_\_\_\_  
 Existing Zoning Districts: \_\_\_\_\_  
 Size of lot: \_\_\_\_\_  
 Number of chickens proposed: \_\_\_\_\_

Additional Pertinent Information (if any):

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**6) CERTIFICATION BY THE APPLICANT:**

I hereby state that this application is made with full knowledge of the requirements, conditions, standards, procedures, disclaimers and other provisions of the Silt Municipal Code, including without limitation, the requirements and process as set forth in Chapter 6.08 pertaining to this application.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

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**7) FINAL TOWN ACTION:**

Approved  Conditionally Approved or  Denied

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

\* Special Conditions of Approval: (List separately and attach any conditions in addition to those set forth in Section 2 which apply to all CUPs for the harboring of chickens)