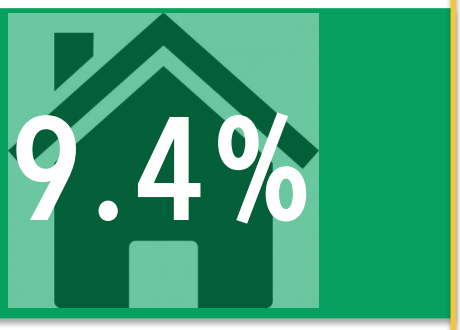
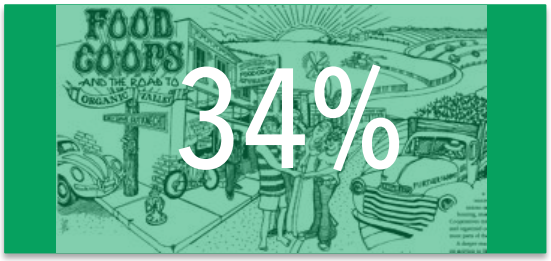
Why Urban Agriculture?

How Urban Agriculture can bring culture and vitality to Battle Creek

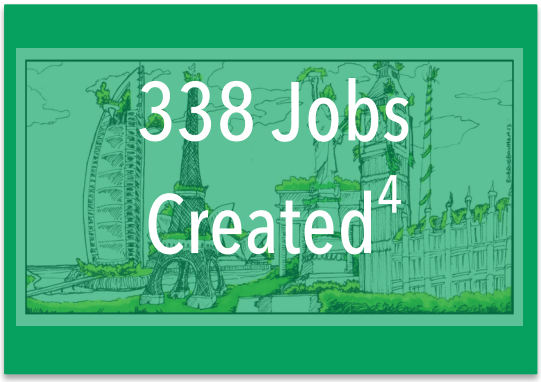


Increase in Property Values[1]

Generated by Sprout's Produce Sales[2]



Increase in Produce Consumption in Underserved Areas[3]



1. A New York University School of Law Study found that community gardens had a positive impact on property values, especially in poor neighborhoods where values increased by as much as 9.4%.

Urban Agriculture: A Tool for Creating Economic Development and Healthy Communities in Prince George's County, MD, THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, (2012)

2. A study by the New Economics Foundation showed that for every dollar spent on local produce and additional dollar of local economic activity is created. Sprout's local produce sales total $50,000, thus generating an additional $50,000 of local economic activity.

The Benefits of Procuring School Meals through the Food for Life Partnership, An Economic Analysis, THE NEW ECONOMICS FOUNDATION (2011)

3. A study by Policy Link, a research institute focused on advancing economic and social equity, found that when a supermarket opens in an underserved area produce consumption in the area will increase by 32%.

Growing Urban Agriculture: Equitable Strategies and Policies for Improving Access to Healthy Food and Revitalizing Communities, POLICY LINK, (2012)

4. Sprout currently employs two people full time to run Bright Star Farm, including sales. Bright Star has roughly 1 acre in production. 1,690.2 acres of land in Battle Creek is vacant residential. If 10% of those acres are converted to urban farms it could employ up to 338 people, on 169 acres.

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5. *How do you calculate property taxes?,* PROPERTY TAX 101, http://www.propertytax101.org/articles/calculatepropertytax.php (last visited December 1, 2015)

5. *Assessing,* BATTLE CREEK, MI, http://www.battlecreekmi.gov/149/Assessing (last visited December 1, 2015)

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7. *Community Gardens Can Be Anti-Crime Agents,* MICHIGAN STATE UNIVERSITY EXTENSION, http://msue.anr.msu.edu/news/community_gardens_can_be_anti-crime_agents (last visited December 1, 2015)

8. *Urban Agriculture Impacts,* AGRICULTURE SUSTAINABILITY INSTITUTE AT UC DAVIS, (2013)

9. *An Assessment of the Food System in Battle Creek, MI,* GOOD FOOD BC, (2014)

10. *Generally Accepted Agricultural and Management Practice for the Care of Farm Animals,* MICHIGAN DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT, (2015)

11. *Resolution #09-345,* INGHAM COUNTY BOARD OF COMMISSIONERS (2009)

12. *Which Goat is Right for You?* MODERN FARMER, http://modernfarmer.com/2013/09/find-right-goat/ (last visited on August 21, 2015).

Why choose Urban Agriculture?

ECONOMIC BENEFITS

1. **Property Values:** An New York University School of Law study found that community gardens have significant positive effects on property values. In some cases, gardens in poor neighborhoods raised property values by as much as 9.4%. (Exhibit 1)
    a. In Detroit urban agriculture is seen as a tool for creating land scarcity that will result in increased property values.

2. **Increases City Revenue:**
    a. The positive impact on property values in neighborhoods with thriving urban agriculture will generate increased revenues for the city. For example, a home worth $50,000 in Battle Creek pays about $1,145 per year in property taxes. The presence of urban agriculture may increase the value by as much as 9.4% or up to 54,700. The yearly property tax increases by about $107 to $1,252. (Exhibit 1, Exhibit 5)

3. **The Multiplier Effect:** A study conducted by New Economics Foundation found that for every dollar spent by schools on local produce an additional dollar of local economic activity is created. (Exhibit 3). Lakeview High School allocated 2,201,418 to food services. (Exhibit 4). If it spent 500,000 on local produce it would result in an additional $500,000 of local economic activity. The benefits of that additional economic activity accrue to the farmers, local employees, and the government as creation of additional jobs that reduce unemployment payments. The nature of the benefits implies that the same additional economic activity would take place whether the school or a household is the purchaser.

4. **Job Creation & Training:** Sprout already engages in youth job training providing not only organic farming training, but also teaching entrepreneurial skills that can translate across a wide range of jobs. If Battle Creek adopts a comprehensive urban agriculture ordinance it will create a natural next step for community youth already being trained by Sprout. It will also allow for the creation of more job training centers in the form of youth and community gardens.

a. ***Local Spotlight:*** A former Sprout employee will be attending MSU's Organic Farming program in the Spring of 2016 and plans to return to the area to start an organic farm after finishing the program.

CRIME PREVENTION

1. **Crime Prevention Through Environmental Design**: is a comprehensive design strategy that focuses on using the natural environment to reduce crime rates and create better communities. Under the design strategy Urban agriculture is used as a "safe activity" in an "unsafe location." (Exhibit 5). The Brightmoor Neighborhood in Detroit is an example of how this can be successful. Riet Schumack started a youth garden in a vacant lot in the neighborhood that was between a drug house and corner frequented by Johns. The positive activity generated by the youth garden and the presence of Schumack eventually drove the illicit activity out of the neighborhood. As a result the Brightmoor neighborhood is recovering and becoming a place for families to move into instead of out of. (Exhibit 6)
2. **Urban Agriculture Reduces Neighborhood Violence:** A survey of studies on Community Gardens found that urban agriculture has the ability to reduce violence in neighborhoods. The presence of urban agriculture has been shown to beautify and benefit residents, increasing local pride and leading to safe spaces that are free of crime and vandalism. (Exhibit 7)
    a. ***Local Spotlight****:* Bright Star Farms, located in Washington Heights for four years, has not experienced any crime or vandalism. Rather there are neighbors who are protective of the farm, neighbors who volunteer at the farm, and neighbors who regularly shop at its farm stand.

COMMUNITY DEVELOPMENT

1. **Promote Culture and Vitality:**
    a. ***Community Gardens:*** Community Gardens reduce blight by beautifying neighborhoods, reducing crime, and increasing local pride. (Exhibit 7). Community Gardens cause citizens to be more engaged in the development of the community. The decision making and planning that a garden requires can be the gateway to broader discussions about neighborhood improvement. Further, the

engagement in community gardens can lead to more meaningful engagement in the democratic process. (Exhibit 7).

b. ***Market Gardens:*** These more commercial based gardens improve self esteem, foster self reliance, and encourage activism. The coordination required to overcome systemic barriers to commercial urban agriculture has been said to create "a new generation of activists and engaged citizens" in cities where this type of urban agriculture has taken root. (Exhibit 7). Community members that may not be directly farming the market gardens become invested in their success through community supported agriculture. (Exhibit 7).

FOOD ACCESS FOR ALL

The Good Food BC Food System Assessment (Exhibit 9)

1. **Maximizing Use of Current Public Benefit Programs**:
   a. *Double Up Food Bucks:* Maximizing the use of the Double Up Food Bucks program requires, knowledge of the program, Michigan grown produce, and place to buy it. Currently double up food bucks are redeemable at the Farmers Market and Bright Star Farm Stand. An increase in urban farms is likely to serve as a catalyst for informing people of the program and increase the demand for more "hubs" like Bright Star Farm Stand where the benefits can be redeemed year round.
2. **Use Policy and Planning Strategies to Increase Access:** The focus is on increasing access in underserved areas or food deserts. According to the USDA, five areas in Battle Creek are considered food deserts. Many of these areas also have a high number of vacant lots. Facilitating urban agriculture in Battle Creek empowers residents in those areas to create their own access to healthy foods and define their food system.

The following is an amended version of Battle Creek's existing residential zoning ordinances as a sample. The removed portions are indicated by the ~~strike through line~~ and the added portions are underlined.

Chapter 1240
R1-R Single-Family Rural Residential Districts

1240.02 PURPOSE.

No Change

The requirements for this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a ~~suitable~~ sustainable and safe environment for family life. Residential developments involving higher population densities are specifically excluded from this District.

1240.03 PERMITTED USES.

In an R-lR Single-Family Residential District, a building or premises shall be used only for the following purposes:

(a)-(g) No Change

(h) ~~Customary agricultural operations, including general farming, truck gardening, fruit orchards, nurseries, greenhouses and usual farm buildings, subject to the following conditions:~~

~~(1) No storage of manure or odor or dust producing materials or uses shall be permitted within 100 feet of any adjoining property line.~~

~~(2) A private stable for animals owned by the occupant may be kept, provided that the minimum area upon which one horse may be kept is one acre, and that one additional horse may be kept for each additional 20,000 square feet over one acre.~~

~~(3) Private stables or buildings housing farm animals shall not be closer than 100 feet from any adjoining property line.~~

~~(4) Any other farm building shall not be closer than fifty feet from any property line.~~

~~(5) Customary farm animals, except swine, poultry, rabbits and dogs, other than household pets, may be kept on a noncommercial basis when adequately housed and fenced on a parcel of land not less than 40,000 square feet in area.~~

~~(6) No products shall be publically displayed or offered for sale from the roadside.~~

(h) ***Urban Agriculture:*** The growing of fruits and/or vegetables for community consumption, home consumption, or sale.

(1) Sales

(i) Sales can only take place between 8AM and 8PM; and

(2) Use of motorized equipment can only take place between 7 AM and 8PM.

(3) Compost piles must be located at least 20 feet from all adjoining property lines.

(i) Compost is relatively stable decomposed organic matter fur use in home, market, or community gardens. Compost may consist of grass, leaves, yard waste, worms, chicken manure, and raw and uncooked kitchen food wastes. Meat, grease, fat, oil, bones, manure other than chicken, and milk products are prohibited from being put into compost piles.

(j) Urban Animals: Urban animals are those animals traditionally considered farm animals that are well suited to urban life. All urban animals are subject to existing nuisance and neglect ordinances codified in Chapter 608.09 and 608.11 of the Battle Creek Code of Ordinances. Urban animals include, but are not limited to:

(1) Hens, not roosters may be kept subject to the following requirements:

(i) The hens must be kept in an enclosure in the rear yard that provides at least 10 sq. feet of space for each chicken. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof coop within the enclosure that is: (1) well ventilated, (2) provides at least 2 sq. feet per hen (can be included in the 10 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) No slaughtering on site.

(2) Pygmy/Miniature Goats ("goats") may be kept subject to the following requirements:

(i) The goats must be kept in a well-drained enclosure in the rear yard that provides at least 40 sq. feet of space for each goat. The enclosure must be secure and reasonably assure that the goats will not escape. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof shed within the enclosure that is: (1) well ventilated, (2) provides at least 15 sq. feet per hen (can be included in the 40 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) You must have minimum of two goats because goats are social animals and do not do well alone. All goats must be disbudded to prevent harm to each other, themselves, people, and property.

(iv) Acceptable breeds include, but are not limited to, Nigerian Dwarfs, African Pygmy Goats, The Kinder, Mini Dairy Goats, and Swiss Alpine Goats.

(v) No slaughtering on site.

(3) Honey Bees ("bees") may be kept subject to the following requirements.

(i) One colony of bees may be kept per 1/8 acre of land (1/8 acre = 5,445 sq. feet or 25ft. x 107 ft.). The hives must be kept in the rear yard.

(ii) Owners of hives must have an adequate water source for the bees on their property to prevent them from venturing onto neighboring properties in search of water.

(iii) When hives are within 200 feet of any adjacent property line the hive entrances must face so that the bees fly across the property where the hive is located. If this is not possible you must put up a solid fence or dense vegetative barrier to redirect the bees flight patter and prevent a direct line of flight from the hives onto a neighboring property. The barrier must be a minimum of 6 feet in height. See Chapter 1298 of this code for regulations regarding fences.

(iv) Hives must not be placed next to roads, sidewalks, or public right of ways.

1240.04 HEIGHT, YARD, LOT AREA, LOT WIDTH, BUILDING COVERAGE, SIGN AND PARKING REQUIREMENTS.

The uses provided for in Section 1240.03 are subject to the following requirements:

(a) – (f) **No Change**

(g) Accessory buildings and uses in Sections 1286.01-1286.05

(h) Fences Sections 1298.01-1298.11, 1298.99

(i) Animals Sections 608.01-608.27, 608.99

Chapter 1242
R-1A Single Family Residential Districts

1242.01 APPLICABLE REGULATIONS.

The regulations set forth in this chapter, or set forth elsewhere in this Zoning Code, when referred to in this chapter, are the district regulations of the IR-1A Single-Family Residential District.

1242.02 PURPOSE

The requirements for this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a sustainable and safe environment for family life.

1242.~~02~~03 PERMITTED USES.

In an R-lA Single-Family Residential District, a building or premises shall be used only for the following purposes:

(a) – (c), **No Change**

(d) ***Urban Agriculture:*** The growing of fruits and/or vegetables for community consumption, home consumption, or sale.

(1) Sales

(i) Sales can only take place between 8AM and 8PM; and

(2) Use of motorized equipment can only take place between 7 AM and 8PM.

(3) Compost piles must be located at least 20 feet from all adjoining property lines.

(i) Compost is relatively stable decomposed organic matter fur use in home, market, or community gardens. Compost may consist of grass, leaves, yard waste, worms, chicken manure, and raw and uncooked kitchen food wastes. Meat, grease, fat, oil, bones, manure other than chicken, and milk products are prohibited from being put into compost piles.

~~(d)~~ *(f)* Accessory buildings and accessory uses customarily incidental to the principal uses set forth in subsections (a) to (e) hereof;

~~(e)~~ (g) **No Change**

~~(f)~~ (h) **No Change**

(j) Urban Animals: Urban animals are those animals traditionally considered farm animals that are well suited to urban life. All urban animals are subject to existing nuisance and neglect ordinances codified in Chapter 608.09 and 608.11 of the Battle Creek Code of Ordinances. Urban animals include, but are not limited to:

(1) Hens, not roosters may be kept subject to the following requirements:

(i) The hens must be kept in an enclosure in the rear yard that provides at least 10 sq. feet of space for each chicken. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof coop within the enclosure that is: (1) well ventilated, (2) provides at least 2 sq. feet per hen (can be included in the 10 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) No slaughtering on site.

(2) Pygmy/Miniature Goats ("goats") may be kept subject to the following requirements:

(i) The goats must be kept in a well-drained enclosure in the rear yard that provides at least 40 sq. feet of space for each goat. The enclosure must be secure and reasonably assure that the goats will not escape. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof shed within the enclosure that is: (1) well ventilated, (2) provides at least 15 sq. feet per hen (can be included in the 40 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) You must have minimum of two goats because goats are social animals and do not do well alone. All goats must be disbudded to prevent harm to each other, themselves, people, and property.

(iv) Acceptable breeds include, but are not limited to, Nigerian Dwarfs, African Pygmy Goats, The Kinder, Mini Dairy Goats, and Swiss Alpine Goats.

(v) No slaughtering on site.

(3) Honey Bees ("bees") may be kept subject to the following requirements.

(i) One colony of bees may be kept per 1/8 acre of land (1/8 acre = 5,445 sq. feet or 25ft. x 107 ft.). The hives must be kept in the rear yard.

(ii) Owners of hives must have an adequate water source for the bees on their property to prevent them from venturing onto neighboring properties in search of water.

(iii) When hives are within 200 feet of any adjacent property line the hive entrances must face so that the bees fly across the property where the hive is located. If this is not possible you must put up a solid fence or dense vegetative barrier to redirect the bees flight patter and prevent a direct line of flight from the hives onto a neighboring property. The barrier must be a minimum of 6 feet in height. See Chapter 1298 of this code for regulations regarding fences.

(iv) Hives must not be placed next to roads, sidewalks, or public right of ways.

1242.03 HEIGHT, YARD, LOT AREA, LOT WIDTH, BUILDING COVERAGE, SIGN AND PARKING REQUIREMENTS.

The uses provided for in Section 1242.02 are subject to the following requirements:

(a) – (f) **No Change**

(g) Accessory buildings and uses in Sections 1286.01-1286.05

(h) Fences Sections 1298.01-1298.11, 1298.99

(i) Animals Sections 608.01-608.27, 608.99

Chapter 1244
R-1B Single Family Residential Districts

1244.01 APPLICABLE REGULATIONS.

The regulations set forth in this chapter, or set forth elsewhere in this Zoning Code, when referred to in this chapter, are the district regulations of the R-1B Single-Family Residential District.

1244.02 PERMITTED USES.

In an R-1B Single-Family Residential District, a building or premises shall be used only for the following purposes:

(a) – (c), **No Change**

(d) ***Urban Agriculture:*** The growing of fruits and/or vegetables for community consumption, home consumption, or sale.

(1) Sales

(i) Sales can only take place between 8AM and 8PM; and

(2) Use of motorized equipment can only take place between 7 AM and 8PM.

(3) Compost piles must be located at least 20 feet from all adjoining property lines.

(i) Compost is relatively stable decomposed organic matter fur use in home, market, or community gardens. Compost may consist of grass, leaves, yard waste, worms, chicken manure, and raw and uncooked kitchen food wastes. Meat, grease, fat, oil, bones, manure other than chicken, and milk products are prohibited from being put into compost piles.

~~(d)~~ (f) Accessory buildings and accessory uses customarily incidental to the principal uses set forth in subsections (a) to ~~(c)~~ (e) hereof;

~~(e)~~ (g) **No Change**

~~(f)~~ (h) **No Change**

~~(g)~~ (i) **No Change**

(j) Urban Animals: Urban animals are those animals traditionally considered farm animals that are well suited to urban life. All urban animals are subject to existing nuisance and neglect ordinances codified in Chapter 608.09 and 608.11 of the Battle Creek Code of Ordinances. Urban animals include, but are not limited to:

(1) Hens, not roosters may be kept subject to the following requirements:

(i) The hens must be kept in an enclosure in the rear yard that provides at least 10 sq. feet of space for each chicken. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof coop within the enclosure that is: (1) well ventilated, (2) provides at least 2 sq. feet per hen (can be included in the 10 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) No slaughtering on site.

(2) Pygmy/Miniature Goats ("goats") may be kept subject to the following requirements:

(i) The goats must be kept in a well-drained enclosure in the rear yard that provides at least 40 sq. feet of space for each goat. The enclosure must be secure and reasonably assure that the goats will not escape. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof shed within the enclosure that is: (1) well ventilated, (2) provides at least 15 sq. feet per hen (can be included in the 40 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) You must have minimum of two goats because goats are social animals and do not do well alone. All goats must be disbudded to prevent harm to each other, themselves, people, and property.

(iv) Acceptable breeds include, but are not limited to, Nigerian Dwarfs, African Pygmy Goats, The Kinder, Mini Dairy Goats, and Swiss Alpine Goats.

(v) No slaughtering on site.

(3) Honey Bees ("bees") may be kept subject to the following requirements.

(i) One colony of bees may be kept per 1/8 acre of land (1/8 acre = 5,445 sq. feet or 25ft. x 107 ft.). The hives must be kept in the rear yard.

(ii) Owners of hives must have an adequate water source for the bees on their property to prevent them from venturing onto neighboring properties in search of water.

(iii) When hives are within 200 feet of any adjacent property line the hive entrances must face so that the bees fly across the property where the hive is located. If this is not possible you must put up a solid fence or dense vegetative barrier to redirect the bees flight patter and prevent a direct line of flight from the hives onto a neighboring property. The barrier must be a minimum of 6 feet in height. See Chapter 1298 of this code for regulations regarding fences.

(iv) Hives must not be placed next to roads, sidewalks, or public right of ways.

1244.03 HEIGHT, YARD, LOT AREA, LOT WIDTH, BUILDING COVERAGE, SIGN AND PARKING REQUIREMENTS.

The uses provided for in Section 1244.02 are subject to the following requirements:

(a) – (f) **No Change**

(g) Accessory buildings and uses in Sections 1286.01-1286.

(h) Fences Sections 1298.01-1298.11, 1298.99

(i) Animals Sections 608.01-608.27, 608.99

Chapter 1246
R-1C Single Family Residential Districts

1246.01 APPLICABLE REGULATIONS.

The regulations set forth in this chapter, or set forth elsewhere in this Zoning Code, when referred to in this chapter, are the district regulations of the R-1C Single-Family Residential District.

1246.02 PERMITTED USES.

In an R-lC Single-Family Residential District, a building or premises shall be used only for the following purposes:

(a) **No Change**

(b) ***Urban Agriculture:*** The growing of fruits and/or vegetables for community consumption, home consumption, or sale.

(1) Sales

(i) Sales can only take place between 8AM and 8PM; and

(2) Use of motorized equipment can only take place between 7 AM and 8PM.

(3) Compost piles must be located at least 20 feet from all adjoining property lines.

(i) Compost is relatively stable decomposed organic matter fur use in home, market, or community gardens. Compost may consist of grass, leaves, yard waste, worms, chicken manure, and raw and uncooked kitchen food wastes. Meat, grease, fat, oil, bones, manure other than chicken, and milk products are prohibited from being put into compost piles.

~~(b)~~ (d) **No Change**

~~(c)~~ (e) **No Change**

(f) Accessory buildings and accessory uses customarily incidental to the principal uses set forth in subsections (a) to (e) of this chapter

~~(d)~~ (g) **No Change**

(j) Urban Animals: Urban animals are those animals traditionally considered farm animals that are well suited to urban life. All urban animals are subject to existing nuisance and neglect ordinances codified in Chapter 608.09 and 608.11 of the Battle Creek Code of Ordinances. Urban animals include, but are not limited to:

(1) Hens, not roosters may be kept subject to the following requirements:

(i) The hens must be kept in an enclosure in the rear yard that provides at least 10 sq. feet of space for each chicken. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof coop within the enclosure that is: (1) well ventilated, (2) provides at least 2 sq. feet per hen (can be included in the 10 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) No slaughtering on site.

(2) Pygmy/Miniature Goats ("goats") may be kept subject to the following requirements:

(i) The goats must be kept in a well-drained enclosure in the rear yard that provides at least 40 sq. feet of space for each goat. The enclosure must be secure and reasonably assure that the goats will not escape. The enclosure must be secure and reasonably assure that the hens will not escape. The enclosure must be at least 10ft. from all adjacent property lines and 40 feet from any residential structure. However, you may obtain permission from your neighbors to waive the set back requirements.

(ii) There must be a covered, predator proof shed within the enclosure that is: (1) well ventilated, (2) provides at least 15 sq. feet per hen (can be included in the 40 sq. foot total), and (3) provide access to the outdoor portion of the enclosure. See Chapter 1286 of this code for regulations regarding accessory buildings.

(iii) You must have minimum of two goats because goats are social animals and do not do well alone. All goats must be disbudded to prevent harm to each other, themselves, people, and property.

(iv) Acceptable breeds include, but are not limited to, Nigerian Dwarfs, African Pygmy Goats, The Kinder, Mini Dairy Goats, and Swiss Alpine Goats.

(v) No slaughtering on site.

(3) Honey Bees ("bees") may be kept subject to the following requirements.

(i) One colony of bees may be kept per 1/8 acre of land (1/8 acre = 5,445 sq. feet or 25ft. x 107 ft.). The hives must be kept in the rear yard.

(ii) Owners of hives must have an adequate water source for the bees on their property to prevent them from venturing onto neighboring properties in search of water.

(iii) When hives are within 200 feet of any adjacent property line the hive entrances must face so that the bees fly across the property where the hive is located. If this is not possible you must put up a solid fence or dense vegetative barrier to redirect the bees flight patter and prevent a direct line of flight from the hives onto a neighboring property. The barrier must be a minimum of 6 feet in height. See Chapter 1298 of this code for regulations regarding fences.

(iv) Hives must not be placed next to roads, sidewalks, or public right of ways.

1246.03 HEIGHT, YARD, LOT AREA, LOT WIDTH, BUILDING COVERAGE, SIGN AND PARKING REQUIREMENTS.

The uses provided for in Section 1246.02 are subject to the following requirements:

(a) – (f) **No Change**

(g) Accessory buildings and uses in Sections 1286.01-1286.05

(h) Fences Sections 1298.01-1298.11, 1298.99

(i) Animals Sections 608.01-608.27, 608.99