

1125.03 REGULATIONS FOR URBAN AGRICULTURE.

The regulations of this section are established to permit the small-scale farming of food and non-food ornamental natural products as well as the keeping of small farm animals and bees in a manner that prevents nuisances to occupants of nearby properties and prevents conditions that are unsanitary or unsafe.

(a) Urban agricultural uses shall be permitted as accessory uses on occupied residential property only, except for uses established and regulated as Community Gardens below.

(b) All uses shall meet the minimum setbacks of the applicable district.

(c) All animals and cages, coops, and enclosures shall be kept and located in the rear yard only.

(d) All urban agriculture equipment, tools, plant supports, containers, cages, and temporary fencing shall be stored indoors when not in use.

(e) Farming of Fruits, Vegetables, and Other Plant Products. The farming of plant products as row crops shall be a permitted use in the rear yards of all Residence Districts. Such farming shall be limited by the following regulations.

(1) All structures shall comply with the setback requirements of the Residence District in which it is located.

(2) Any greenhouse, hoophouse, cold-frame, or similar structure more than 6 feet in height shall require a Certificate of Zoning Compliance.

(3) Any greenhouse or similar permanent structure shall count toward the maximum lot coverage allowed by each Residence District. Hoophouses, cold-frames, or similar non-permanent structures shall not count toward the maximum lot coverage requirement.

(f) Keeping of Small Farm Animals and Bees. The keeping of small farm animals and bees shall be regulated by Section 1125.03 and as follows:

(1) Sanitation and Nuisances.

A. Small animals shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a nuisance to occupants of nearby buildings or properties and not to cause health hazards.

B. Small farm animals shall not be kept in a manner that is injurious or unhealthful to the animals being kept on the property.

(2) Animal or Bird Noise. It shall be unlawful for any person or other party operating or occupying any building or premises to keep or allow to be kept any animal or bird that makes noise so as to habitually disturb the peace and quiet of any person in the vicinity of the premises.

(3) Setbacks.

A. Coops, enclosures, or cages housing such animals shall be set back a minimum of 20 feet from all property lines.

B. No beehive shall be kept closer than 10 feet to any lot line and 25 feet to a dwelling on an adjacent parcel. The front of any beehive shall face away from the property line of the adjoining residential property closest to the beehive.

(4) Enclosures and Fences.

A. Chickens and other birds shall have access to an outdoor enclosure adequately fenced or otherwise bounded to contain the birds on the property and to prevent access by dogs and other predators and providing at least 10 square feet of area for each bird.

B. All animals shall be provided with a covered, predator-proof coop or cage or other shelter that is thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals exclusive of areas used for storage of materials or vehicles.

C. The total area of all coops, cages or beehives on a lot shall not be greater than 100 square feet. Such structures, singly or in combination, shall not exceed 15 feet in height.

(5) Prohibitions.

A. No roosters, geese, or turkeys shall be kept in a Residence District.

B. No predatory birds may be kept on any property under the regulations of this Section.

C. No Africanized bees, or other species that may be determined by the Ohio State Beekeepers Association to be unsafe, may be kept on a property under the regulations of this Section.

(6) Certificate of Zoning Compliance Required. The keeping of small farm animals or bees shall require a Certificate of Zoning Compliance.

(g) Community Gardens. Community Gardens are permitted in all districts, subject to the following regulations.

(1) Location. A community garden may be established on a vacant lot or on a portion of an occupied lot, in any district.

(2) Maintenance. Community gardens shall be maintained regularly throughout the year so as to be kept free of trash, litter, and tall weeds.

(3) Signage. One ground sign designating the community garden may be permanently placed on the site. Such sign may be up to 12 square feet in area and up to 6 feet in height.

(4) Tool storage. A locked tool bin or shed less than 100 square feet in size may be placed on the property, in the rear yard.

(5) Contact information. Contact information for the owner of the property or other responsible party shall be provided to the Municipal Manager and shall be kept current. A copy of the community garden's rules shall be filed with the Municipal Manager.

(6) Certificate of Zoning Compliance required. A Certificate of Zoning Compliance shall be required for any community garden.

(h) Composting. Composting at home gardens and community gardens shall be permitted.

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