

**DOUGLAS CITY COUNCIL  
STAFF REPORT  
APRIL 22, 2019**

**1541 Meadow Lane  
Conditional Use Permit Application – Keeping of Fowl**

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**CASE NUMBER:** CUP 04-19

**PREPARED BY:** Sherri Mullinnix, Planning Technician

**MEETING DATES:** April 15, 2019 – Planning and Zoning Commission  
April 22, 2019 – Douglas City Council

**REQUEST:** Conditional Use Permit

**PURPOSE:** To keep female fowl.

**RECOMMENDATION:** The Planning and Zoning Commission and the Community Development Department staff recommend approval of this conditional use permit to allow for the keeping of fowl in an R-2 Medium Density Residential zone at 1541 Meadow Lane, with the suggested conditions.

**VICINITY MAP:**



**OWNER:** Richard Hockett  
1541 Meadow Lane  
Douglas, WY 82633

**LOCATION:** Legal Description: Stone River Meadows #2, Lot 70

General Location: The subject property is located near the southwest end of Meadow Lane .

**SIZE:** 4,457 square feet

**ZONING:** R-2 Medium Density Residential

**EXISTING LAND USE:** Residential

<b>SURROUNDING LAND USE:</b>	<b>ZONING</b>	<b>ANNEXATION STATUS</b>
<b>North:</b> Residential	R-2	City
<b>South:</b> Industrial	I	City
<b>East:</b> Residential	R-2	City
<b>West:</b> Residential	R-2	City

**ZONING DATA:** The subject property is currently zoned R-2 Medium Density Residential. This district intends “*to provide for the development of single family and duplex or townhouse dwellings.*” The keeping of limited numbers of fowl is a permitted conditional use in R-2 zones.

**STAFF ANALYSIS:** The applicant desires to keep 2-4 hens, with 4 hens being the maximum number allowed on a lot of this size. The proposed coop would be located in the rear yard, which is buffered from adjacent properties by a six (6) foot solid fence. The proposed coop location meets the code requirements for the distances from the shared property lines; and the coop size is within the parameters set by code. To date, the Community Development Department has received comments from two area property owners opposing the application on the basis of potential odor, sanitation, and space.

**STAFF RECOMMENDATION:** The Community Development Department recommends approval of the request for a conditional use permit to allow for keeping a maximum of four (4) female fowl at the subject property with the following conditions:

1. The conditional use permit to keep four (4) female fowl is specific to Richard Hockett. If this property owner and/or agent, in the future, ceases this use or moves to another location, the conditional use permit will be null and void for the subject property.
2. No rooster shall be permitted.
3. Fowl must be kept in a coop in a rear yard and must remain in the coop or an adjoining fenced enclosure at all times.
4. Enclosures, which are subject to zoning standards for fence height and accessory buildings, must be at least seven and one-half (7.5) feet from any property line.
5. Fencing of a minimum of six (6) feet in height and enclosing the entire perimeter of the coop and chicken exercise area must be maintained at all times.
6. There shall be no slaughtering of fowl on the premises. Harvesting of the chicken for meat or any purpose other than eggs shall be conducted at a USDA approved facility.
7. Provisions for the removal of excrement from the property on a regular basis.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** At their regular meeting on April 15, 2019, the Douglas Planning and Zoning Commission considered this request and voted unanimously to recommend approval to the City Council, with the conditions recommended by the Community Development staff.