

Chapter 180. Zoning

Article V. Supplementary Regulations

§ 180-35.1. Backyard chickens.

[Added 11-15-2016]

- A. Intent: to allow the keeping of chickens on a residential zoned lot for non-commercial purposes. The goal of the permit and regulations is to protect the residential integrity of the surrounding community and the health and safety of the residents and the domestic backyard chickens.
- B. The backyard keeping of chickens shall be subject to certain requirements as set forth below:
- (1) No more than the following number of chickens (domestic female hens) shall be allowed on a lot or contiguous lots under the same ownership. The backyard chickens are only permitted as an accessory use to the single-family dwelling.
 - (a) For lots 0.5 acre or less in size, no more than six chickens shall be permitted.
 - (b) For lots over 0.5 acres to two acres in size, no more than 12 chickens shall be permitted.
 - (c) For lots over two acres in size, no more than 24 chickens shall be permitted.
 - (2) Roosters, guinea fowl, turkeys, ducks, and peacocks are prohibited.
 - (3) Chickens shall not be allowed to roam free and shall be kept in a stationary or portable pen or coop at all times.
 - (4) Renters of property shall obtain written permission from the property owner or property management company prior to requesting a permit.
 - (5) Chicken pens and coops shall be set back a minimum of 20 feet from the dwelling, a minimum of 25 feet from the adjacent property lines, and be located in the side or rear yards.
 - (6) Pens and coops shall not be located within 30 feet of private wells, stormwater drainage areas, perennial streams and springs.
 - (7) All feed for the chickens shall be kept in secure containers and locations so as to deter rodents and other animals. The containers shall have tight-fitting lids and be secured to the containers with rope or cords and be located within a structure not accessible to other animals.
 - (8) The sale of goods or services relating to the chickens is prohibited.
 - (9) A management plan shall be submitted to the Planning Department. It shall be approved by the Virginia Cooperative Extension Office agent and shall address all aspects of the keeping of chickens to include:
 - (a) A site sketch showing setbacks to the dwelling and property lines and dimensional criteria for the pen and coop.
 - (b) Biosecurity measures.
 - (c) Chicken litter disposal and odor control.
 - (d) Cleaning and maintenance schedule for the pen and coop.
 - (e) Number of chickens.
 - (f) Feed storage and location.
 - (10) A zoning permit shall be required for the use and shall be reviewed on an annual basis. Conditions of approval may be required as part of the zoning permit based on the management plan or on other recommendations from the Virginia Cooperative Extension Office.



Backyard Chickens

Zoning Permit

Warren County Planning Department



Permit # _____ Date: _____ Phone: _____

Applicant Name: _____

Address: _____

E-Mail Address: _____

Is this a Rental Property? Yes No

If so, has written permission been provided? Yes No

Property Owner or Property Management Company: _____

Subdivision: _____ Covenants Checked by Owner : Y N

Tax Map#: _____ Section: _____ Block: _____ Parcel: _____ Property Acreage: _____ Ac.

Number of Chickens Allowed per acreage: _____ Type of Pen/Coop: Fixed Portable

Poultry Management Plan Reviewed by VA Cooperative Extension Agent: Y N

Pen/Coop meets 20 ft. setback from dwelling: Y N

Pen/Coop meets 25 ft. from property lines: Y N

Pen/Coop meets 30 ft. well and water feature setbacks: Y N

The Poultry Management Plan shall be submitted to Planning Staff and reviewed by the Extension Agent. A site visit by the County Zoning Officer shall be scheduled in order to verify compliance with regulations and an annual review of the permit shall be done at the discretion of Planning Staff.

Scheduled Date: _____ Time: _____

Fee: \$15.00 Paid in Cash: Check: Check#: _____ Credit Card:

Applicant Signature: _____

Planning Staff Initials: _____

Additional Comments:



Backyard Chickens

Zoning Permit Management Plan



Applicant Name: _____

Address: _____

Is this your first time caring for live poultry? Y N

How many hens do you plan on keeping? _____

What is the source of the birds? (Where do you plan on acquiring the hens?) What breeds?

What type of feed will be given to the birds? How and where will this be stored?

What measures will be taken to protect the feed and birds from predators or other animals?

How will the waste be disposed of? What measures will be taken to minimize odors from coops?



Backyard Chickens

Zoning Permit

Management Plan



What steps will be taken when birds in the flock show signs of sickness? **If your flock is experiencing a high number of mortalities or sick birds, please report the situation immediately to the local Agricultural Extension Office.*

What measures will be taken to prevent the spread of bacteria due to direct or indirect contact with the birds?

Please attach a plat/reference map, or sketch in the space below to depict where the coop(s) will be constructed and the distances from the dwelling & property lines.

Planning Staff Initials _____ Extension Agent Signature _____ Date _____