

ORDINANCE 24-01

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE, AMENDING THE ZONING ORDINANCE, AS INDICATED BELOW, TO PROVIDE AN AMMENDMENT TO ARTICLE IV, 4.170 RESIDENTIAL AGRICULTURAL USES.

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to allow up to four (4) chickens in Residential Zoning Districts.


NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the Zoning Ordinance Articles V are amended as indicated below.

BE IT FURTHER ORDAINED that this Ordinance has been approved by the Planning Commission.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: January 18, 2024 FAILED

Second Reading: February 15, 2024



John Corbitt, Mayor

ATTEST:



Derek Watson, City Recorder

4.170 Residential Agricultural Uses (Added by Ordinance 06-06, February 16, 2006)

Regulations for properties between (1) and (5) acres:

1. Residential property must be designated as R-40, R-20, and R-15, Residential Zoning Districts on the official zoning map.
2. Property must be over one (1) acre in size. IV-56
3. Agricultural use shall be an accessory to residential use and shall only be a personal use by residents of the property.
4. Property must not be located within a suburban or urban residential and commercial area as determined by the Board of Zoning and Appeals to prevent adverse effects to adjoining properties and uses, including but not limited to, odors and rodents infestation.
5. The land area reserved for the agricultural use and number of animals shall be determined by the Board of Zoning based on type of agricultural use proposed, acreage of the property, and adjoining property uses.
6. The agricultural use of the property shall not injuriously affect public health or become a nuisance because of noise, odor, etc.
7. All animals shall be within an enclosure and shall not run at large. The locations of enclosures and cages shall be determined by Board of Zoning and Appeals including preventing animal cages from being located in front yard and requiring adequate setbacks of animal enclosures from adjacent houses and property lines. No enclosure of poultry shall be within 10 ft of property line.

Regulations for properties between five (5) and twenty (20) acres:

1. Residential property must be designated as R-40, R-20, and R-15 Residential Zoning Districts on the official zoning map.
2. Property must be over (5) acres in size.
3. Agricultural use shall be an accessory to residential use and shall only a personal use by residents of the property.
4. Property must not be located within a suburban or urban residential and commercial area as determined by the Board of Zoning Appeals to prevent adverse effects to adjoining properties and uses.
5. The land area reserved for agricultural use and number of livestock shall be determined by the Board of Zoning Appeals based on type of agricultural use proposed, acreage of the property, and adjoining property uses.
6. The agricultural use of the property shall not injuriously affect public health or become a nuisance because of noise, odor, etc.

Regulations for properties larger than twenty (20) acres:

1. Residential property must be designated as R-40, R-20, and R-15 Residential Zoning Districts on the official zoning map.
2. Property must be over (20) twenty acres in size.
3. Property must not be located within a suburban or urban residential and commercial area as determined by the Board of Zoning Appeals to prevent adverse effects to adjoining properties and uses.
4. The land area reserved for the agricultural use and number of livestock shall be determined by the Board of Zoning Appeals based on the type of agricultural use proposed, acreage of the property, and adjoining property uses.
5. The land area reserved for the agricultural use and number of livestock shall be determined by the Board of Zoning Appeals based on the type of agricultural use proposed, acreage of the property, and adjoining property uses.
6. The agricultural use of the property shall not injuriously affect public health or become a nuisance because of noise, odor, etc.

4.170 Residential Agricultural Uses

Regulations for chickens on properties designated in Residential Zoning Districts on the official zoning map:

1. Up to four (4) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.

5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within 10 ft of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.
8. Chickens must be provided with adequate food, water, and veterinary care, and must be kept in good health to prevent the spread of disease. All food should be stored securely to keep from rodent infestation.
9. The slaughtering of chickens is prohibited.

The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents to keep a small number of female chickens on a noncommercial basis while limiting the potential adverse impacts on the surrounding neighborhood. The city recognizes that adverse neighborhood impacts may result from the keeping of domesticated chickens as a result of noise, odor, unsanitary animal living conditions, unsanitary waste storage and removal, the attraction of predators, rodents, insects, or parasites, and nonconfined animals leaving the owner's property. This section is intended to create licensing standards and requirements that ensure that domesticated chickens do not adversely impact the neighborhood surrounding the property on which the chickens are kept.