CITY OF WEST CARROLLTON
PLANNING COMMISSION
WEST CARROLLTON, OHIO

RESOLUTION: **T-26-3, RECOMMENDING TO CITY COUNCIL THE DISAPPROVAL OF AMENDMENTS TO CHAPTER 154: ZONING CODE AND CHAPTER 90: ANIMALS OF THE CITY OF WEST CARROLLTON CODE OF ORDINANCES TO ESTABLISH REGULATIONS WHICH WOULD PERMIT THE KEEPING OF CHICKENS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS WITHIN THE CITY.**

WHEREAS, an application has been filed by the City of West Carrollton proposing text amendments to Chapter 154: Zoning Code and Chapter 90: Animals of the City of West Carrollton Code of Ordinances to establish regulations which would permit the keeping of chickens in single-family districts within the city; and

WHEREAS, as required by Section 154.07.01(B)(6) of the Zoning Code, a Notice of Public Hearing regarding this application was published in the Miamisburg-West Carrollton News on October 29, 2026; and

WHEREAS, the application materials and meeting notice were posted on the City's website; and

WHEREAS, public hearings were held on October 15, 2026 and November 19, 2026 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments; and

WHEREAS, Sections 154.05.04 of the West Carrollton Zoning Code specifies circumstances which justify amending the Zoning Code.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO:

SECTION I. That the Planning Commission makes the following findings of fact with respect to the proposed Zoning Code text amendment pursuant to case T-26-3, said findings of fact based upon criteria found within Section 154.05.04(B)(3) of the Zoning Code:

a) In recent years many communities have revisited their animal control and zoning regulations in response to interest expressed by citizens in urban agriculture and sustainable lifestyles. Many citizens are interested in raising small farm animals in residential neighborhoods, not as a pet but for what the animals can produce. The most popular small farm animal is poultry, particularly chickens.
b) City Council has revisited the possibility of permitting chickens in residential neighborhoods, with certain restrictions. A work session was held on August 11, 2026 where staff presented an overview of the issue as well as a set of draft regulations should

Council decide to move them forward. These regulations are based on extensive research on best practices in other communities as well as in professional literature.

c) While no consensus was reached, City Council opted to move the draft legislation forward for Planning Commission to consider the benefits and concerns of keeping chickens in residential neighborhoods and make a recommendation regarding what is in the best interest of the community as a whole, as well as to hear public testimony from residents.

d) The West Carrollton Zoning Code, Chapter 90: Animals, paragraph (C) contains the language which currently prohibits the keeping of farm animals except on agricultural property.

e) Concerns about keeping chickens generally are nuisance effects for surrounding properties. One nuisance concern is noise. Roosters crow all day and should not be permitted in residential neighborhoods. Hens are generally quiet, but may squawk during egg-laying which may continue for up to five minutes. When they do cluck the resulting noise is about the same decibel level as a quiet human conversation. Cleanliness, odor, and pests are also concerns. Disease can be spread through feces, requiring regular cleaning and sanitation practices. Regular cleaning and proper bedding material also prevents odors and the attraction of parasites such as lice. Regular cleaning, feeding, medical care, and monitoring is necessary, including while the owner is away. Rodents may be attracted by chicken feed and coyotes and other predators may prey on the chickens themselves. Finally, the "barnyard" appearance of residential properties and "dustbowls" may affect property values.

f) A letter from "A Concerned Citizen" was submitted on August 20, 2026 listing numerous reasons to disapprove the proposed regulations.

g) Information titled "Chicken Ordinance Considerations" was submitted outlining various concerns with permitting chickens in residential neighborhoods.

h) A letter from Melissa Enterman was submitted on November 13, 2026 opposing the proposed regulations and the need therefor.

i) The keeping of chickens in residential neighborhoods is not in conformance with the Comprehensive Plan of the city. Allowing the keeping of chickens does not align with the plan's goal to enhance the image of the community and to preserve and enhance the character and value of existing residential neighborhoods. It also negatively affects the plan's goal to attract investment in building new housing stock and renovating older housing stock. Finally, it negatively impacts the city's ability to achieve the plan's goal to aggressively enforce property maintenance regulations.

j) The keeping of chickens in residential neighborhoods is not justified on the grounds of substantial or significant change in area conditions. Due to significant City investment as well as market forces, West Carrollton is experiencing significant redevelopment of property intended to draw both residents and visitors. The city's goal is to reposition itself in the market by attracting new investment and high-quality businesses to the River District and to the Carrollton Centre, thus elevating the image, appearance, and value of the community. The keeping of chickens in residential districts is inconsistent with this goal and with the substantial changes in conditions which the city is experiencing.

k) This proposal does not recommend a change in zoning district classification.

l) Staff has identified no error in the Zoning Code which would justify the proposed amendments.

SECTION II. The Planning Commission recommends to City Council disapproval of amendments to Chapter 154: Zoning Code and Chapter 90: Animals of the City of West Carrollton Code of Ordinances to establish regulations which would permit the keeping of chickens in single-family residential districts within the city.

SECTION III. That this recommendation shall be forwarded in writing immediately to City Council in accordance with Section 154.08.01 of the Zoning Code.

PASSED this 19th day of November, 2026.

Chairman

Secretary

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