

ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING CHAPTER 10-5A-7 – CHICKENS IN SINGLE-FAMILY RESIDENTIAL ZONES; OWNERSHIP AND MAINTENANCE OF THE SUNSET CITY CODE

WHEREAS, the City Council of Sunset is desirous of amending Section 10-5A-7 – Chickens in Single-Family Residential Zones; Ownership and Maintenance under Title 10 Zoning Regulations in Chapter 5, Article A. Residential Zone R-1; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SUNSET CITY, as follows:

Section One: The Sunset City Code Title 10, Chapter 5, Article A, Section 10-5A-7, is amended to read as follows:

10-5A-7: CHICKENS IN SINGLE-FAMILY RESIDENTIAL ZONES; OWNERSHIP AND MAINTENANCE:

- A. The keeping and maintenance of residential chickens is allowed within the City only as provided in this title.
- B. Any chicken kept as provided by this title shall not be deemed a household pet.
- C. A City license is required for the keeping of chickens allowed by this title.
 - 1. A license shall be a one-time application and shall be signed by the property owner.
 - 2. A license does not run with the land.
 - 3. There shall be an annual license fee of fifteen dollars (\$15.00).
 - 4. Any person submitting an application for, and acceptance of a license, agrees to abide by all the conditions and regulations of this title.
 - 5. A license may be revoked for any violation of this title.
 - 6. Applicant shall submit a site plan to the Sunset City Offices.
- D. It shall be unlawful for any person to keep any chicken in a manner contrary to the provisions of this title.
- E. A chicken shall be kept strictly for familial gain from the production and consumption of eggs, and there shall be no sale or income resulting from the keeping of a chicken.
- F. Up to six (6) hens may be kept on a residential lot in accordance with the following:
 - 1. A chicken shall only be kept on a property containing a single-family detached dwelling unit.
 - 2. A chicken shall be kept in a coop or enclosed area at all times.
 - 3. No chicken shall be permitted to roam outside a coop or enclosed area.
 - 4. A coop shall be covered, ventilated, and rodent and predator resistant.
 - 5. A coop shall not be constructed of scrap or dilapidated materials.
 - 6. The coop shall be built with a finished, all weather exterior material.
 - 7. It is unlawful to keep a rooster or crowing hen.

8. No lot smaller than six thousand (6,000) square feet shall be used for the keeping of chickens.
 - a. Up to six (6) hens are allowed on any residentially zoned lot. More than six (6) hens are allowed on at least 7,000 square feet at a ratio of one (1) hen per 1,000 square feet of lot area up to a maximum of 15 hens (i.e. - 15,000 square foot lot = 15 hens).
 9. All coops, and enclosed areas (chicken run) shall be located in the rear yard and shall be located not less than five (5) feet from a property line and not less than ten (10') feet from a dwelling on the same lot and twenty-five (25') feet from all dwellings on adjoining lots.
 10. Enclosures:
 - a. Coop/Hutch: All animals kept under this section shall be housed within a covered, predator proof and well-ventilated coop. Must provide a minimum of two (2) square feet per animal, with a maximum of twelve (12) square feet of floor area per chicken to allow for free movement inside the coop. No coop or hutch may exceed ten (10) feet in height. Enclosures shall have solid walls on all sides, except for opening for access, must have solid roof, and built to prevent intrusion, including burrowing of all types of rodents, vermin, and predatory animals.
 - b. Runs: Required, attached to the Coop with a maximum size of 200 square feet.
 11. No coop shall be taller than ten feet (10'), at its highest point.
 12. Any coop or enclosure shall be separated at least ten feet (10') from any dwelling structure.
 13. Any coop and any enclosed run area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent a detectable odor at the property line.
 14. Chicken feed shall be stored and dispensed in a rodent-proof and predator-proof container.
 15. No growth or vegetation other than sod grass is permitted within five feet (5') of any coop.
 16. The area within five feet (5') of the perimeter of any coop shall be unobstructed.
 17. A chicken may not be kept, and a coop may not be constructed, on any property that is in violation of a City ordinance or where the owner or resident is being prosecuted for a violation.
 18. No coop, pen, cage, or similar structure shall exceed two hundred (200) square feet (includes coop space and chicken run).
- G. Any chicken that is outside of an approved coop or enclosed area may be confiscated by any agent of the City.

Section Two Effective Date: This Ordinance shall become effective immediately upon passage and adoption and publication of a summary of the Ordinance as required by law.

PASSED AND ADOPTED by the City Council of Sunset City, State of Utah, this 21st day of April, 2026.

SUNSET CITY, a Municipal Corporation

By: _____
Scott Wiggill
Mayor

ATTEST:

Nicole Supp
City Recorder

Publication Date: _____

Current Code:

10-5A-7: CHICKENS IN SINGLE-FAMILY RESIDENTIAL ZONES; OWNERSHIP AND MAINTENANCE:

A. The keeping and maintenance of residential chickens is allowed within the City only as provided in this title.

B. Any chicken kept as provided by this title shall not be deemed a household pet.

C. A City license is required for the keeping of chickens allowed by this title.

1. A license shall be a one-time application and shall be signed by the property owner.

2. A license does not run with the land.

3. There shall be an annual license fee of fifteen dollars (\$15.00).

4. Application for, and acceptance of a license is prima facie evidence that a person agrees to abide by all the conditions and regulations of this title.

5. A license may be revoked for any violation of this title.

6. Applicant shall submit a site plan to the Sunset City Offices.

D. It shall be unlawful for any person to keep any chicken in a manner contrary to the provisions of this title.

E. A chicken shall be kept strictly for familial gain from the production and consumption of eggs, and there shall be no sale or income resulting from the keeping of a chicken.

F. Up to six (6) hens may be kept on a residential lot in accordance with the following:

1. A chicken shall only be kept on a property containing a single-family detached dwelling unit.

2. A chicken shall be kept in a coop or enclosed area at all times.

3. No chicken shall be permitted to roam outside a coop or enclosed area.

4. A coop shall be covered, ventilated, and rodent and predator resistant.

5. A coop shall not be constructed of scrap or dilapidated materials.

6. The coop shall be built with a finished, all weather exterior material.

7. It is unlawful to keep a rooster or crowing hen.

8. No lot smaller than eight thousand (8,000) square feet shall be used for the keeping of chickens.

9. Any coop or enclosure shall be located in the rear yard of the main dwelling.

10. Any coop or enclosure shall be located at least forty feet (40') from any primary residential dwelling on an adjoining property, and at least five feet (5') from any property line.

11. No coop shall be taller than seven feet (7'), at its highest point.

12. Any time a heating device is employed in a pen or coop, such pen or coop must be separated at least ten feet (10') from any dwelling structure.

13. Any coop and any roaming area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent a detectable odor at the property line.

14. Chicken feed shall be stored and dispensed in a rodent-proof and predator-proof container.

15. No growth or vegetation other than sod grass is permitted within five feet (5') of any coop.

16. The area within five feet (5') of the perimeter of any coop shall be unobstructed, except that the rear of a coop may be attached to another structure.

17. A chicken may not be kept, and a coop may not be constructed, on any property that is in violation of a City ordinance or where the owner or resident is being prosecuted for a violation.

18. No coop, pen, cage, or similar structure shall exceed one hundred fifty (150) square feet (includes coop space and chicken run).

G. Any chicken that is outside of an approved coop or enclosed area may be confiscated by any agent of the City. (Ord. 2022-02, 5-17-2022)

● **CODE with Proposed Changes:**

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9. All coops, and enclosed areas (chicken run) shall be located in the rear yard and shall be located not less than five (5) feet from a property line and not less than ten (10) feet from a dwelling on the same lot and twenty-five (25) feet from all dwellings on adjoining lots.
10. Enclosures:
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 - b. Runs: Required, attached to the Coop with a maximum size of 200 square feet.
11. No coop shall be taller than ten feet (10'), at its highest point.
12. ~~Any time a heating device is employed in a pen or coop, such pen or coop~~ Any coop or enclosure shall ~~must~~ be separated at least ten feet (10') from any dwelling structure.
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Changes Incorporated:

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