



COUNTY OF YORK, VIRGINIA

Application for Accessory Domestic Chicken and Duck Keeping in the RC, RR, R20, R33, R13, PD and WCI Districts (see reverse side of this form for standards and requirements)

1. APPLICANT INFORMATION

Name – Individual(s), (Please Print)

Street Address or P.O. Box

City/State/Zip

Daytime Phone Number

Email address

Applicant's Status (check the appropriate box below):

- Property Owner
- Rent

2. PROPERTY DESCRIPTION

Address (chickens and ducks to be kept): _____

Total number of chickens and/or ducks: _____
(16 maximum, no roosters allowed)

Square footage of property (minimum of 2,500 square feet per chicken and/or duck): _____

Zoning District: _____

Location/Property Description: _____

ATTACHMENTS AND FEES – Please read carefully

SKETCH PLAN

- The sketch plan must show the location and size of all pens, coops, cages, or other enclosures or structures where chickens and ducks will be kept. The distance, in feet, separating pens, coops, or cages from property lines and the nearest adjacent dwelling not owned by the applicant shall be shown.

FILING FEE (check made payable to *Treasurer, County of York*) of \$15.

3. AUTHORITY FOR APPLICATION

This application must be signed by the owner(s) of the subject property or must have attached to it written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s) authorizing the applicant to act as his or her agent. Signing this application shall constitute the granting of authority to the County to enter onto the property for the purpose of conducting inspections to verify compliance with setbacks and performance standards.

PROPERTY OWNER(S): [] (Same as Applicant – Sign Below)

Name

Street Address or P.O. Box

City/State/Zip

Daytime Phone Number

Email address

Signature

Signature

I have read and understand the standards set forth under Section 24.1-414.1 (reverse side of form)

Applicant Signature:

**DO NOT WRITE IN THIS BOX
OFFICE USE ONLY**

Application Number:

Date Received:

Approval Date: _____

Signature of Zoning Official:

ALL APPLICATIONS ARE ACCEPTED ON A CONDITIONAL BASIS. IF, UPON REVIEW, THE APPLICATION IS DEEMED INCOMPLETE OR UNAPPROVABLE, IT WILL BE RETURNED TO THE APPLICANT.

York County Zoning Ordinance

Sec. 24.1-414.1

Standards for Keeping Domestic Chickens and Ducks as an Accessory Activity on Residential Property

Keeping and housing domestic chickens and ducks as an accessory activity on properties with occupied detached single-family dwelling shall be allowed in the R33, R20, R13, PD and WCI Districts, and allowed as an accessory activity on properties with an occupied detached single-family dwelling and having less than two (2) usable acres in areas in the RC and RR districts. Such activity shall be permitted in accordance with the following terms and conditions. These provisions shall not be construed to allow the keeping of game birds, geese, pheasants, guinea fowl, or similar fowl/poultry.

- (a) Chickens and ducks allowed pursuant to this section shall be kept and raised primarily for the benefit and enjoyment of the occupants of the property. However, nothing in this section shall be construed to prohibit the sharing of eggs with friends or neighbors or the sale of eggs, either on or off the premises.
- (b) The maximum number of chickens and ducks permitted on a residential lot shall be one (1) chicken or duck per 2,500 square feet of lot area, not to exceed a maximum of sixteen (16) chickens and ducks combined.
- (c) No chickens or ducks shall be allowed on townhouse, duplex, condominium, apartment or manufactured housing park properties.
- (d) No roosters shall be allowed unless authorized by a Special Use Permit issued pursuant to (k) below.
- (e) Pens, coops, or cages shall not be located in any front or side yard area.
- (f) All pens, coops, or cages shall be situated at least ten (10) feet from adjoining property lines and twenty-five (25) feet from any dwelling located on a property not owned by the applicant. Pens, coops, or cages shall not be located in a storm drainage area that would allow fecal matter to enter any storm drainage system or stream.
- (g) All chickens and ducks shall be provided with a covered, predator-proof shelter that is thoroughly ventilated, provides adequate sun and shade and protection from the elements, is designed to be easily accessed and cleaned. Such structures shall be enclosed on all sides and shall have a roof and at least one access door. Coops shall provide adequate space for free movement and a healthy environment for birds.
- (h) All pens, coops, or cages shall be kept in a neat and sanitary condition at all times, and must be cleaned on a regular basis so as to prevent odors perceptible at the property boundaries. All feed for the chickens and ducks shall be kept in a secure container or location to prevent the attraction of rodents and other animals.
- (i) No person shall store, stockpile or permit any accumulation of chicken or duck litter and waste in any manner whatsoever that, due to odor, attraction of flies or other pests, or for any other reason diminishes the rights of adjacent property owners to enjoy reasonable use of their property. .
- (j) Property owners proposing to keep chickens or ducks as an accessory use on a property with an occupied detached single-family dwelling in the RC, RR, R33, R20, R13, PD and WCI Districts, must file an application with the Division of Development Services. The application shall be accompanied by a \$15.00 processing fee. The application shall include a sketch plan showing the types and sizes of enclosure(s) in which the chickens and ducks shall be housed, and the proposed locations of the enclosure(s). The sketch plan must show all dimensions and setbacks. Upon review and determination that the proposed chicken/duck keeping complies with the standards set forth above, the Division of Development Services shall issue a permit to document that the proposed activity has been reviewed and is authorized pursuant to the terms of this chapter. Accessory residential chicken/duck keeping operations shall be subject to periodic inspection to assure compliance with the performance standards established in this section.
- (k) The Board may authorize, by Special Use Permit in accordance with applicable procedural requirements as set forth in Article I, the keeping of more chickens and ducks than allowed by subsection (b) above or the keeping of roosters. (Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14; Ord. No. 14-20, 10/21/14, Ord. No. 25-7 4/15/25)