

Ordinance No. 2025-07

AN ORDINANCE TO AMEND AND ADD CERTAIN SECTIONS AND CHAPTERS OF THE
VILLAGE OF ALEXANDRIA, OHIO ZONING CODE MORE FULLY DETAILED IN THE
DOCUMENT BELOW.

WHEREAS, the Village of Alexandria, Ohio has determined it is in the best interest of the health, safety, and stability of the Village of Alexandria, Ohio to amend certain sections and add new chapters to the Village of Alexandria, Ohio Zoning Code, including adding and amending certain definitions in Article Two, Section 200; to amend Article Nine, Section 906 Medium-Low Density Old Alexandria Residential (R-3) and Section 907 Medium Density Residential District (R-4) to allow Agriculture as a Conditionally Permitted Use; and to add Article 10, Section 1030 Restrictions on the Keeping of Farm Animals; and

WHEREAS, the Village of Alexandria Planning and Zoning Commission has recommended approval of the changes and amendments to the Village of Alexandria, Ohio Zoning Code and said changes and amendments are attached as Exhibit A to this ordinance and incorporated herein by reference; and

WHEREAS, a public hearing was held and thereafter at a regularly scheduled meeting Village Council directed the Village Solicitor to draft legislation adopting said changes and amendments; and

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF ALEXANDRIA, STATE OF OHIO WITH A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:


Section 1: The Council of the Village of Alexandria, Ohio adopts the proposed changes and amendments from the Village of Alexandria Planning and Zoning Commission more fully detailed in the attached Exhibit A.

Section 2: The ordinance sections stated more specifically in the attached Exhibit A shall take effect and be in full force upon the earliest period allowed by law.

Passed this 5 day of August, 2025

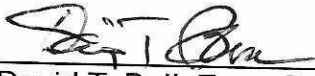
ATTEST:


Mayor Sean Barnes


Caroline J. Gissinger, Fiscal Officer FD.

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APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "D. T. Ball", written over a horizontal line.

David T. Ball, Esq., Solicitor

EXHIBIT A

Amend **Article 2, Section 200: Definitions** of the Village of Alexandria, Ohio Zoning Code to:

Add:

Farm Animal: Those animals or livestock typically associated with a farm or agricultural operation. "Farm animal" means any domestic species of animal that is typically kept and raised for use as food or in the production of food or in the operation of a farm and is not a house pet such as a dog, cat, or similar animal. "Small farm animal" means, generally, poultry, rabbits, goats, sheep or other similar animals.

Amend:

Agriculture: The use of land for farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce, provided, however, that:

(a) The operation of any such accessory uses shall be secondary to that of normal agricultural activities; and

(b) ~~The above uses shall not include the~~ feeding or sheltering of animals or poultry in penned enclosures within ~~100~~ 50 feet of any ~~residential zoning district~~ dwelling or commercial building located on an adjacent parcel of land is prohibited, except as provided for in the zoning regulations of the Village of Alexandria. Agriculture does not include the feeding of garbage to animals or the operation or maintenance of a commercial stockyard or feed yard.

Amend **Article 9, Section 906 and Section 907** of the Village of Alexandria, Ohio Zoning Code to:

Amend:

Section 906 Medium-Low Density Old Alexandria Residential (R-3)

...

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 6, and the other provisions of these regulations, the following use may be conditionally permitted:

(a) Agriculture

...

Amend:

Section 907 Medium Density Residential District (R-4)

...

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 6, and the other provisions of these regulations, the following uses may be conditionally permitted:

- (a) Two family dwelling units
- (b) Agriculture

Amend **Article 10** of the Village of Alexandria, Ohio Zoning Code to:

Add:

Section 1030 Restrictions on the Keeping of Farm Animals

The regulations of this section are established to permit the keeping of farm animals in districts zoned as Residential or Manufacturing where Agriculture is a permitted or conditional use in a manner that prevents nuisances to occupants of nearby properties and prevents conditions that are unsanitary or unsafe within the Village of Alexandria. The keeping of pigs or swine in districts zoned as Residential or Manufacturing is strictly prohibited. The regulations of this section do not apply to farm animals kept in districts zoned as Agriculture.

As used in this section:

"Coop," "cage," and "stable" mean a structure, not necessarily attached to the ground, with a top and sides and designed to provide shelter and protection for small farm animals or birds.

"Enclosure" means a set of walls or fences designed to confine farm animals or birds to a space that is large enough to permit the animals and birds to roam relatively freely in an open yard area.

"Predatory bird" means an owl, hawk, falcon, eagle, or similar bird that feeds principally by catching living prey.

"Similar animal" means any farm animal that is similar to other animals listed in a particular category of permitted animals with respect to impacts on nearby properties, including noise, odors, safety hazards, or other nuisances.

(a) Chickens, Ducks, Rabbits, and Similar Animals. The keeping of chickens, ducks, rabbits and similar small farm animals, and cages, coops, and enclosures for the keeping of such animals, shall be governed by the following regulations.

1) Number. No more than one (1) such animal shall be kept on a parcel of land for each one thousand (1,000) square feet of parcel or lot area. For example, in a standard minimum lot area of 10,000 square feet on a parcel located within Residential Districts R-3 or R-4, this regulation would permit no more than a total of ten (10) such animals.

2) Setbacks. The coops or cages housing such animals must be located exclusively in the rear yard setback of any residence and shall not be located within five (5) feet of the rear lot line. No coops, cages, or farm animals shall be kept in front yard or side street yard areas. Subject to and notwithstanding these requirements, no coops or cages housing small farm animals shall be kept in a location situated closer to a neighboring residence than the residence on the lot or parcel on which the coops or cages are located.

3) Prohibitions. No geese, predatory birds, or turkeys may be kept in any Residential District.

4) Coops and Cages. All animals shall be provided with a covered, predator-proof coop or cage or other shelter that is thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals exclusive of areas used for storage of materials or vehicles. Coops and cages, singly or in combination, shall not exceed twelve (12) feet in height.

5) Enclosures and Fences. Chickens and other birds shall have access to an outdoor enclosure adequately fenced or otherwise bounded to contain the birds on the property and to prevent access by dogs and other predators and providing at least ten (10) square feet of area for each bird.

(b) Goats and Sheep. The keeping of goats or sheep, and stables and enclosures for the keeping of such animals, shall be governed by the following regulations:

1) Number. In Residential Districts SER, R-1, R-2, R-3 and R-4, goats or sheep shall be located exclusively in the rear yard setback of any residence. For a parcel that is one (1) acre or less, a maximum of two (2) animals may be kept on the property, with two (2) additional animals permitted for each additional acre of area. In Zoning Districts other than the Residential Districts identified above, goats or sheep shall only be kept on parcels of land equal to or greater than one (1) acre in area. For a parcel that is at least one (1) acre in area, a

maximum of two (2) animals may be kept on the property, with two (2) additional animals permitted for each additional one (1) acre of area.

2) Setbacks. Stables or other enclosures for such animals shall not be permitted in front yards or in side street yards and shall be set back at least twenty-five (25) feet from any street, and shall be set back at least fifty (50) feet from a dwelling on another parcel or from the permitted placement of a dwelling on an adjoining vacant parcel.

3) Stables. All animals shall be provided with a covered, predator-proof coop or cage or other shelter that is thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals exclusive of areas used for storage of materials or vehicles. Stables shall not exceed twelve (12) feet in height.

4) Enclosures and Fences. Goats and/or sheep shall have access to an outdoor enclosure adequately fenced or otherwise bounded to contain them on the property and to prevent access by dogs and other predators and providing at least fifty (50) square feet of area for each animal.

(c) Equine, Alpacas, Llamas, Bovine, and Similar Animals. The keeping of equine, alpacas, llamas, bovine, and similar farm animals, and stables and enclosures for the keeping of such animals, shall be governed by the following regulations:

1) Number. Equine, alpacas, llamas, bovine, or similar farm animals shall only be kept on parcels of land equal to or greater than three (3) acres. Such animals must be located exclusively in the rear yard setback of any residence. For a parcel that is three (3) acres in area, a maximum of two (2) such animals may be kept on the property, with one (1) additional animal permitted for each additional one (1) acre of area.

2) Setbacks. Stables or other enclosures for such animals shall not be permitted in front yards or in side street yards and shall be set back at least forty (40) feet from any street and from any property and shall be set back at least one hundred (100) feet from a dwelling on another parcel or from the permitted placement of a dwelling on an adjoining vacant parcel.

3) Stables. All animals shall be provided with a covered, predator-proof shelter that is thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals exclusive of areas used for storage of materials or vehicles. Stables shall not exceed fifteen (15) feet in height.

4) Enclosures and Fences. Equine, alpacas, llamas, bovine, and similar animals shall have access to an outdoor enclosure adequately fenced or otherwise bounded to contain them on the property and to prevent access by dogs and other predators and providing at least two hundred (200) square feet of area for each animal.

(d) Vacant Lots. Farm animals shall only be kept on lots occupied as a full-time residence by the property owner or on a lot adjoining a lot occupied as a full-time residence by the property owner. Farm animals are expressly prohibited on any vacant lots and/or within any vacant buildings.

(e) Sanitation and Nuisances. Farm animals shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a nuisance to occupants of nearby buildings or properties and not to cause health hazards. Farm animals shall not be kept in a manner that is injurious or unhealthful to the animals being kept on the property.

(f) Farm Animal or Bird Noise. It shall be unlawful for any person or other party operating or occupying any building or premises to keep or allow to be kept any animal or bird that makes noise so as to habitually disturb the peace and quiet of any person in the vicinity of the premises.

(g) Slaughtering of Animals. Chickens, ducks, rabbits, and similar small animals may be slaughtered on site only if for consumption by the owner-occupants of the premises. No other farm animal may be slaughtered on site. Chickens, ducks, rabbits, and similar small animals must be slaughtered indoors and in a manner that limits odor, the attraction of insects or rodents, does not cause a nuisance, and does not create a health hazard. Waste disposal must be completed in conformance with the applicable water and sewer provider and the Licking County Health Department.

(h) Application and Review. An Application for the keeping of small farm animals is subject to approval by the Zoning Inspector. No farm animals shall be kept on any property under this section unless and until an Application has been reviewed by the Zoning Inspector. The Zoning Inspector shall approve an Application once he/she is satisfied that the proposed keeping and use of farm animals and any proposed associated structures conform with all requirements of the Zoning Code, subject to approval of the Planning and Zoning Board when requested by the Zoning Inspector.

Subject to the Zoning Inspector's review and discretion, an Application shall immediately be revoked if any of the following occurs: additional farm animals beyond those approved in the original Application are discovered on the property, inspections of the property reveal that use of the property for the keeping and harboring of farm animals exceeds or conflicts with the purposes approved in the original Application, and/or the Applicant fails to disclose important information

necessary to approval of the original Application. In the event that the number of animals housed on a property exceeds the permitted limit due solely to the birth of a clutch or litter of newborn animals, the property owner shall have ninety (90) days from the date of birth of chickens, ducks, or rabbits; one hundred twenty (120) days from the date of birth of goats or sheep; and two hundred forty (240) days from the date of birth of equine, alpacas, llamas, or bovine animals, to comply with the animal limit.

(i) Penalty. Whoever violates any provision of this section shall be fined not more than five hundred dollars (\$500.00). A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

