



Staff Report

File #: 23-0643

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/16/2023

TO: Honorable Mayor and City Council Members

FROM: City Manager's Office

SUBJECT:

ORDINANCE AMENDING SECTION [6.20.040](#) OF CHAPTER [6.20](#) OF TITLE 6 OF THE CORONA MUNICIPAL CODE RELATING TO THE KEEPING OF CHICKENS IN SINGLE-FAMILY RESIDENTIAL ZONES

EXECUTIVE SUMMARY:

This staff report asks the City Council to introduce the first reading of Ordinance No. 3377, amending Section 6.20.040 (Criteria and Standards) of Chapter 6.20 (Keeping of Female Chickens) of Title 6 (Animals) of the Corona Municipal Code (CMC) relating to the keeping of backyard chickens. These amendments will modify the criteria and standards for the keeping of chickens on single-family residential property within the City.

RECOMMENDED ACTION:

That the City Council introduce, by title only, and waive full reading of Ordinance No. 3377, first reading of an ordinance amending Section [6.20.040](#) of Chapter [6.20](#) of Title 6 the CMC. The amendments modify the criteria and standards such as minimum lot size, maximum number, contained area, and distance requirements.

BACKGROUND & HISTORY:

On February 14th, 2023, Mayor Tony Daddario requested staff provide an overview of Title 6 *Animals*, Chapter 6.20 *Keeping of Female Chickens*, and compare its regulations with non-rural neighboring jurisdictions. Staff provided this analysis at the July 19, 2023, Study Session and covered the information provided below (Exhibit 3 - Study Session Staff Report).

Under Title 6 *Animals*, Chapter 6.20 *Keeping of Female Chickens* of the Corona Municipal Code, single-family residential zones with a minimum 10,000 sq ft lot may keep female chickens after obtaining a permit from the city. The maximum number of chickens is dependent on the lot size as

outlined in the code. However, no more than five chickens are allowed on a single lot. An application must be submitted with an associated \$116.00 one-time filing fee to the Animal Services Department. The application is accessible through the city webpage. Once the application has been reviewed and verified by an Animal Control Officer, a permit will be issued to the resident. Additionally, Animal Control Officers have the authority to investigate noise and other complaints on a property with a chicken permit and issue violation fees when necessary. The Animal Control Officer can issue up to three violations increasing \$100.00 in fees per violation. The fourth violation will result in a \$400.00 violation fee and revocation of the permit.

Additional criteria and standards must be adhered to by the resident once assigned a permit. Chickens must be contained and cannot run at large. Proper containment is described as a house or coop with a covered enclosure feature. Containment must be 50 feet from any dwelling and 100 feet from any school, hospital, hotel, daycare facility, healthcare facility, food establishment, restaurant, or similar institution. The chickens must have access to food and water while being kept in clean and sanitary condition free from offensive odors. The commercial use and keeping of roosters are prohibited under the code.

Staff reviewed eight non-rural neighboring jurisdictions including the City of Temecula, Chino Hills, Rancho Cucamonga, Eastvale, Murietta, San Bernardino, Riverside, and Yorba Linda. All chicken ordinances among the eight jurisdictions were reviewed and compared to the Corona Municipal Code. The following tables demonstrate the findings.

Table 1. Residential Permit Required

City	Permit Requirement		
	Yes	No	N/A
Corona	X		
Temecula	X		
Chino Hills			X
Rancho Cucamonga			X
Eastvale		X	
Murietta			X
San Bernardino			X
Riverside	X		
Yorba Linda		X	

Table 2. Zone Requirement

City	Zone Requirement		
	Residential Zoning Districts	All or Mixed Zones	N/A
Corona	X		
Temecula		X	
Chino Hills			X
Rancho Cucamonga		X	
Eastvale		X	
Murietta	X		
San Bernardino			X
Riverside		X	
Yorba Linda	X		

Table 3. Lot Size Requirement

City	Lot Size Requirement		
	Minimum 7,200 sq ft	≥ 10,000 sq ft	No Minimum
Corona		X	
Temecula			X
Chino Hills			X
Rancho Cucamonga	X		
Eastvale	X		
Murietta	X		
San Bernardino			X
Riverside		X	
Yorba Linda			X

Table 4. Number of Chickens Allowed

City	Number of Chickens Allowed		
	Max 5	≥ 9	No Max
Corona	X		
Temecula			X
Chino Hills		X	
Rancho Cucamonga		X	
Eastvale		X	
Murietta		X	
San Bernardino		X	
Riverside	X		
Yorba Linda		X	

Table 5. Chicken Age Requirement

City	Chicken Age Requirement		
	3+ Months	6+ Months	N/A
Corona		X	
Temecula	X		
Chino Hills			X
Rancho Cucamonga			X
Eastvale			X
Murietta		X	
San Bernardino			X
Riverside			X
Yorba Linda			X

Table 6. Containment Requirement

City	Containment Requirement	
	Covered Enclosure	N/A
Corona	X	
Temecula	X	
Chino Hills	X	
Rancho Cucamonga	X	
Eastvale	X	
Murietta	X	
San Bernardino	X	
Riverside	X	
Yorba Linda	X	

Table 7. Distance Requirement

City	Distance Requirement			N/A
	≥ 10 ft from property line	20 ft from dwelling	≥ 50 ft from dwelling	
Corona			X	
Temecula			X	
Chino Hills				X
Rancho Cucamonga	X	X		
Eastvale	X		X	
Murietta			X	
San Bernardino	X		X	
Riverside	X		X	
Yorba Linda			X	

Table 8. Commercial Use

City	Commercial Use		
	Allowed	Prohibited	N/A
Corona		X	
Temecula		X	
Chino Hills			X
Rancho Cucamonga	X		
Eastvale	X		
Murietta		X	
San Bernardino			X
Riverside	X		
Yorba Linda	X		

Table 9. Roosters Allowed

City	Roosters Allowed	
	Yes	No
Corona		X
Temecula		X
Chino Hills		X
Rancho Cucamonga	X	
Eastvale	X	
Murietta		X
San Bernardino	X	
Riverside	X	
Yorba Linda		X

Based on the findings above, staff provided options for amending Chapter 6.20 of Title 6 of the Corona Municipal Code to align with those of the neighboring jurisdictions. These included:

1. Reduce the minimum lot size requirement.
2. Increase the maximum number of chickens allowed on a lot from five to ten.
3. Reduce distance requirements from 50 feet from dwelling to 10 feet from property line. However, the 100 feet requirements from any school, hospital, hotel, daycare facility, healthcare facility, food establishment, restaurant or similar institution must be kept.

Reducing the minimum lot size requirement to keep chickens from 10,000 square feet to 5,000 square feet would allow an estimated 31,658 parcels to keep chickens on their property. Increasing the maximum number of chickens on a lot from five to ten allows residents more flexibility like their neighboring jurisdictions. By reducing the distance requirements from 50 feet from dwelling to 10 feet from property line this gives the lot owner more freedom to adjust chicken containment on their lot while still protecting the distance between the resident and their neighbor.

Also, based on feedback from the Animal Services Division and the Planning and Development Department, staff recommended the additional requirement of a maximum six feet height for all

chicken containment. The six-foot maximum height will minimize the likelihood that the coop is seen by neighbors while protecting the health of the chickens by ensuring their containment is safe and secure.

ANALYSIS:

During its July 19, 2023, Study Session, the City Council provided direction to staff to amend Section 6.20.040 of Chapter 6.20 of Title 6 of the CMC in areas outlined in Table 10 below. City Council requested that these changes be part of a pilot program, and for staff to report back on impacts of the changes after one year.

Table 10. Amendments to CMC

Criteria and Standards	Amendments										
Lot Size	The keeping of chickens shall be permitted only on lots within single-family residential zones that have a minimum lot size of 5,000 square feet.										
Maximum Chickens	<p>The maximum number of chickens that may be kept on each lot shall be based on lot size as follows, up to a maximum of ten</p> <p>(10) chickens on each lot:</p> <table border="1" data-bbox="461 1211 1070 1421"> <thead> <tr> <th data-bbox="461 1211 863 1299">Minimum Lot Size</th> <th data-bbox="863 1211 1070 1299">Maximum Number of Chickens</th> </tr> </thead> <tbody> <tr> <td data-bbox="461 1299 863 1333">5,000 to 9,999 sq. ft.</td> <td data-bbox="863 1299 1070 1333">4</td> </tr> <tr> <td data-bbox="461 1333 863 1365">10,000 to 14,999 sq. ft.</td> <td data-bbox="863 1333 1070 1365">6</td> </tr> <tr> <td data-bbox="461 1365 863 1396">15,000 to 19,999 sq. ft.</td> <td data-bbox="863 1365 1070 1396">8</td> </tr> <tr> <td data-bbox="461 1396 863 1421">20,000 sq. ft. or more</td> <td data-bbox="863 1396 1070 1421">10</td> </tr> </tbody> </table>	Minimum Lot Size	Maximum Number of Chickens	5,000 to 9,999 sq. ft.	4	10,000 to 14,999 sq. ft.	6	15,000 to 19,999 sq. ft.	8	20,000 sq. ft. or more	10
Minimum Lot Size	Maximum Number of Chickens										
5,000 to 9,999 sq. ft.	4										
10,000 to 14,999 sq. ft.	6										
15,000 to 19,999 sq. ft.	8										
20,000 sq. ft. or more	10										
Containment	Chickens permitted to be kept pursuant to this chapter shall not be permitted to run at large on the lot but shall be at all times contained within a suitable house or coop no greater than six (6) feet in height with an enclosed runway and an area that provides protection from the weather.										
Distance	No person shall maintain any chicken house or coop within 10 feet of their property line.										

Should the City Council approve the proposed amendments to Section 6.20.040 of Chapter 6.20 of Title 6 of the CMC, a second reading of Ordinance No. 3377 will take place on the September 6, 2023, City Council meeting. If the second reading is approved, the Ordinance would be adopted and

its amendments to the CMC would become effective October 6, 2023, 30 days after adoption. Thus, staff will report back on the impacts of the changes a year after the Ordinance goes into effect (October 6, 2024).

FINANCIAL IMPACT:

There is no financial impact associated with this action.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This Ordinance modifies the criteria and stands for the keeping of a limited number of chickens in single-family residential zones and there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: CARMEN ZAMBRANO, CITY MANAGEMENT FELLOW

REVIEWED BY: JUSTIN TUCKER, ASSISTANT CITY MANAGER

REVIEWED BY: BRETT CHANNING, ASSISTANT CITY MANAGER

Attachments:

1. Exhibit 1 - Ordinance No. 3377
2. Exhibit 2 - Ordinance No. 3377 (Redline)
3. Exhibit 3 - Study Session Staff Report