

15 June 19

SUBJECT: Corrotoman by the Bay Approved Waiver for Poultry (Chickens Only)

## **BACKGROUND**

The Corrotoman by the Bay (CBTB) Articles of Incorporation, Article VII, Building and Use Limitations, specifically Section 2 excludes property owners from ...” raising or keeping animals, livestock or poultry of any kind”....

As previously discussed by various Board Members, the CBTB Articles of Incorporation which were written in the 1970’s require considerable updating to ensure they are representative of not only the times, but the desires of homeowners. Many communities now allow property owners to maintain a limited number of hens for personal use.

Having a small backyard flock of chickens is a growing trend in communities throughout the United States. More and more cities are relaxing their laws and ordinances and allowing chickens. Chickens are currently within the CBTB Community and with few exceptions have not been a nuisance. Permitting residents to apply for a waiver to the Articles of Incorporation and providing guidelines for maintaining chickens would be prudent course of action for all CBTB property owners.

This waiver process was approved and documented in the June 2019 Board meeting.

## **Architectural Committee Approval**

Individuals interested in keeping chickens within CBTB must specifically apply to the board for a waiver to Article VII, Section II.

Requests for waivers should include the following:

- Lots affected (yours and the adjacent lots)

- Number of hens to be kept
- Coop Structure. Submit request for a non-permanent coop structure using the current architectural committee format.
- Provide approximate location on property (drawing),
- Type of material proposed, and
- Manner in which waste will be handled/disposed.
- Ensure compliance with
  - o 10 ft set back from adjacent properties with residential structures
  - o 25 ft from any residence
- Secure written concurrence of property owners with existing residential structures that are physically adjacent to affected lots.

### **RESTRICTIONS**

- Policy for waiver applies to chickens exclusively (no turkeys/duck/quail/etc.)
- Roosters prohibited
- Enclosed structure (no free ranging)
- Not to exceed (NTE) 6 hens per lot
- Butchering of chickens prohibited
- Commercial farming/production prohibited