



PLANNING COMMISSION AGENDA
August 27, 2014, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd Street
Burien, Washington 98166

**This meeting can be watched live on Burien Cable Channel 21 or
streaming live and archived video on www.burienmedia.org**

1. ROLL CALL

2. AGENDA CONFIRMATION

3. APPROVAL OF MINUTES August 13, 2014

4. PUBLIC COMMENT Public comment will be accepted on topics not scheduled for a public hearing.

5. OLD BUSINESS a. Election of Chair and Vice-Chair

6. NEW BUSINESS a. Discussion of Proposed Zoning Code Amendments — Corrections to Text and Update for Keeping of Animals.

7. PLANNING COMMISSION COMMUNICATIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

Future Agendas (Tentative)

September 10, 2014

- Comprehensive Plan Update Elements Presentation

September 24, 2014

- Annual Amendments (Rezoning) Introduction and Background

October 8, 2014

- Public Hearing on Annual Amendments (Rezoning), Comprehensive Plan Elements and Zoning Code Amendments

Planning Commissioners

Jim Clingan (Chair)

Joey Martinez (Vice Chair)

Brooks Stanfield

Butch Henderson

Amy Rosenfield

Curtis Olsen

Douglas Weber

City of Burien

BURIEN PLANNING COMMISSION
August 13, 2014
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Jim Clingan called the August 13, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Butch Henderson, Joey Martinez, Curtis Olsen, Douglas Weber

Absent: Amy Rosenfield (excused), Brooks Stanfield (excused)

Administrative staff present: Chip Davis, Community Development director; David Johanson, senior planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Henderson, seconded by Vice Chair Martinez, to approve the agenda for the August 13, 2014, meeting. Motion passed 5-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the July 23, 2014, meeting.

PUBLIC COMMENT

None.

OLD BUSINESS

Economic Development Subcommittee Appointments

Chip Davis explained that the original timeline for the Economic Development Subcommittee has shifted into October-November-December because of the scheduling of the Economic Development Dialogue on September 27th. He confirmed that Dan Trimble, the City's Economic Development manager, would like the alternate members of the committee to participate in all the meetings of the subcommittee.

Commissioners Weber and Olsen confirmed their interest in serving on the subcommittee and Commissioner Henderson indicated an interest in serving as the alternate, depending upon the time commitment required.

NEW BUSINESS

a. King County Buildable Lands Draft Report Presentation and Recommended Updates to Growth Target Policy Language

Senior planner David Johanson said he was seeking consensus from the Planning Commission on policy language and a table in the Comprehensive Plan. He noted that the source of information on growth targets and capacity, the King County Buildable Lands Report, was approved by the Growth Management Planning Council on July 23, 2014. The report addresses the question of whether in each of the county's 39 cities there is enough land capacity to accommodate the expected growth in population and jobs within the county through 2031. The last report was adopted in 2007. He noted that Burien's numbers now include the area of North Highline annexed to Burien in 2010.

Mr. Johanson said Burien has a projected surplus capacity into 2031 of 768 housing units and 1,280 jobs, which is good news. He noted, however, that because the state extended the deadline for updating comprehensive plans to June 2015, so Burien's tables need to be extended for the 20-year planning horizon to 2035. The agreed upon method for extending the horizon is the straight-line method, which shows that Burien is still in good shape, although close. He said the Comprehensive Plan table and text need to be updated to match up with the new 2035 date to project a 20-year planning horizon.

Commissioner Weber asked if the county is looking at adding more "core" cities in the future to help meet capacity requirements beyond 2035. Mr. Johanson replied that he doesn't think the number of core cities will change a great deal, but it will become more challenging for the core cities to meet their targets beyond 2035. Commissioner Weber asked if a percentage of lands were factored in that would not be fully developed. Mr. Johanson said that the calculations were done citywide, but some zones are not performing to full capacity, such as some parcels zoned RM-24 – residential multifamily 24 units per acre – that have been developed with townhomes or small lots that are only achieving maybe 10 units per acre. He noted that perhaps the flexibility built into the Zoning Code is allowing those zones to be underperforming.

Vice Chair Martinez asked Mr. Johanson to review what benefits Burien receives as a core city. He replied that core cities receive good transit connectivity, such as the F Line that just started up in Burien.

Moving to employment, Mr. Johanson noted that the bulk of employment in Burien is in services, which did not seem to take a huge dip during the worst of the recession.

Commissioner Olsen asked if, in the 20-year planning period, there have been any employment sectors identified for increases or to maintain the status quo. Mr. Johanson replied that that would be part of the Economic Development strategy but this information could help inform that discussion.

Commissioner Olsen also asked if there has been any attempt to identify how many people live and work in Burien. Mr. Johanson said not to his knowledge, but one of the concepts is to balance jobs and housing in a community to help reduce transportation problems caused by commuting.

Direction/Action

The commissioners reached consensus that the proposed text and table changes should be included in the proposed Comprehensive Plan amendments package presented for public hearing later this year.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Chip Davis introduced City Manager Kamuron Gurol, who thanked the commissioners for their work and said he looks forward to their recommendations on various projects. He spoke about the upcoming Economic Development Dialogue and the current budgeting process.

Mr. Davis also updated the upcoming Planning Commission agendas. He said proposed Zoning Code amendments will be on the August 27th agenda, as well as more work on Comprehensive Plan elements. At the September 10th meeting there will be further information on the Zoning Code amendments and possibly

a public hearing on them. The annual Comprehensive Plan amendments may be introduced at that time as well. He noted that the pace of the commission's work will be increasing with the Zoning Code, Comprehensive Plan update and some rezones going through at the same time.

ADJOURNMENT

Direction/Action

Vice Chair Martinez moved for adjournment; Commissioner Henderson seconded. Motion carried 5-0. The meeting was adjourned at 7:47 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

DRAFT

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: August 27, 2014

TO: Planning Commission

FROM: Charles W. “Chip” Davis, ACIP, Community Development Director

SUBJECT: Discussion of Proposed Zoning Code Amendments – Corrections to Text and Update for Keeping of Animals

BACKGROUND

Planning staff is proposing text amendments to the Zoning Code for your review and consideration. The proposed amendments will correct typographic errors, correct outdated references and codify current practices relating to a number of different sections of the Zoning Code.

PURPOSE/ACTION

The purpose of this agenda topic is to present draft code language for possible zoning code amendments based on existing code sections. Staff is requesting feedback on the proposed language in preparation for a public hearing at your October 8th meeting to receive public comments on possible zoning code amendments.

SUMMARY OF PROPOSED AMENDMENTS

Each proposed amendment is consistent with criteria for zoning code amendments in BMC 19.65.100. They have been reviewed for consistency with the Comprehensive Plan; bear a substantial relation to the public health, safety, or welfare, and are in the best interest of the community as a whole.

The following list is a brief summary of the topics covered by the proposed amendments.

1. **BMC 19.10.290 (Definition of Interim Zoning Code):** Deletes the definition of interim zoning code.
2. **BMC 19.17.090.5.I.iv (Home Occupation Standards):** Corrects an outdated code reference to the Building and Fire Codes.
3. **BMC 19.25.070.2.B & D (Landscaping – Surface Parking Areas) & BMC 19.25.120.4 (Significant trees – Retention required):** Adds Landscape Category F to the surface parking area and significant tree retention regulations.
4. **BMC 19.30.070.1 (General Requirements for all signs):** Corrects typographical error for old code reference in Chapter 18 that has been repealed.
5. **BMC 19.40.380.1.F & BMC.19.40.410.C (Fish and Wildlife Habitat Conservation Areas):** Corrects an outdated code reference from the Washington State Department of Fish and Wildlife to the U.S. Fish & Wildlife Service.

6. **BMC 19.40.430.5.C (Critical Area Aquifer Recharge Areas Performance Standards):** Corrects an outdated code reference to the Building and Fire Codes.
7. **BMC 19.17.100 (Keeping of Animals):** Staff has received numerous comments regarding the number of fowl and small grazing animals currently allowed on residentially zoned properties. In the past three years several surrounding jurisdictions have updated their animal husbandry codes. Burien's code has been in place since 2002 and may require modifications to reflect the public's growing interest in urban resilience, sustainability and a push for healthy eating. A comparison matrix has been prepared by staff to assist in the discussion of possible revisions to Burien's zoning code related to the keeping domestic fowl and small grazing animals.

Attachment 1 provides background information on the proposed amendment language for 1 through 6 on the list above and Attachment 2 is a matrix comparing Burien's animal husbandry code with codes for seven comparable Puget Sound jurisdictions to aid in the discussion of possible amendments to BMC 19.17.100 Keeping of Animals.

Attachments

1. Draft Zoning Code Amendments
2. Comparison Matrix of Animal Husbandry Codes

2014 PROPOSED ZONING CODE AMENDMENTS

1. BMC 19.10.290, Repeal definition of “Interim Zoning Code”

Background: In 1993, the City of Burien adopted an interim zoning code, codified as Burien Municipal Code Title 18, establishing interim zoning regulations for the City of Burien. In 2011, Burien Municipal Code Title 18 was combined with Title 19 into a single zoning code, eliminating the redundancies between the two Titles. At that time, the definition of Interim Zoning Code, BMC 19.10.290, was not removed. As the interim zoning code no longer exists, the definition should be removed from BMC Title 19.

Proposed Amendment: Delete the definition of interim zoning code.

~~19.10.290 — Interim zoning code — The Interim Zoning Code of the City of Burien, as adopted by Ordinance 28, as amended.~~

2. BMC 19.17.090.5.I.iv, Home Occupations

Background: The reference to the building and fire code is outdated and should be updated to reflect the current codes.

Proposed Amendment: Update the Building and Fire Code reference from Uniform Building Code and Uniform Fire Code to the International Building Code and International Fire Code.

iv. Use or store hazardous substances in excess of those normally allowed in a residential area under the ~~Uniform~~ International Building Code and ~~Uniform~~ International Fire Code;

3. BMC 19.25.070.2.B & D Landscaping – Surface parking areas and BMC 19.25.120.4 Significant trees – Retention Required

Background: In 2009, the Airport Industrial (AI) standards were adopted and added to the zoning code. At that time, Landscape Category F, which addresses landscaping standards for the AI zone, was not included in all sections of the landscaping code. Staff compared the same uses allowed in other zones and found that they either required landscape category C or D.

Proposed Amendments: Add Landscape Category F to BMC 19.25.070.2.B & D and BMC 19.25.120.4

B. *Uses* requiring Landscape Category C, ~~or~~ D or F shall provide interior planting areas at a rate of:

i. Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and

- ii. Twenty-five square feet per parking stall when 31 or more parking stalls are provided;
- D. *Evergreen* or canopy-type *deciduous* trees shall be provided and distributed throughout the parking area at a rate of:
- i. One tree for every 10 parking stalls for a *use* requiring landscape category C, ~~or D~~ or F; or
 - ii. One tree for every five parking stalls for a *use* requiring landscape category B.
4. Landscape categories C, ~~and D~~ and F: Five percent of the *significant trees* located on the *site*, excluding *critical areas* or their *buffers*.

4. BMC 19.30.070.1 General requirements for all signs

Background: The current section of the sign code regarding site distance references BMC 18.30.200. Title 18 was repealed in August 2010 and therefore, BMC 18.30.200 needs to be removed from the code section.

Proposed Amendment: Replace BMC 18.30.200 with BMC 19.17.240.

- 1. Sight distance: In addition to any setbacks require by the Chapter, all signs (except for governmental signs related to traffic safety) shall comply with the sight distance requirements in ~~BMC 18.30.200~~ BMC 19.17.240, as amended.

5. BMC 19.40.380.1.F and BMC 19.40.410.C Fish and Wildlife Habitat Conservation Areas

Background: The Washington State Department of Fish and Wildlife recently amended the Bald Eagle protection rules for development occurring within Fish and Conservancy Areas. A Habitat Management Plan is no longer required prior to any development activity as is stated in BMC 19.40.390. Although there is no longer a Washington State Bald Eagle management plan requirement, landowners must still comply with the Federal Bald and Golden Eagle Protection Act to avoid impacting eagles.

Proposed Amendment: Update bald eagle protection regulations to remove references to Washington State Bald Eagle Protection rules and Bald Eagle Management Plan, and replace with requirement for coordination with the U.S Fish and Wildlife Service.

19.40.380 Fish and Wildlife Habitat Conservation Areas -Designation and Classification

- F. Bald eagle habitat shall be protected pursuant to the ~~Washington State~~ Federal Bald and Golden Eagle Protection Act Rules (WAC 232-12-292); or

19.40.410 Fish and Wildlife Habitat Conservation Areas – Specific Habitats

C. Bald eagle habitat shall be protected pursuant to the ~~Washington State~~ Federal Bald and Golden Eagle Protection Act Rules (WAC 232-12-292). Whenever activities are proposed within 660 feet of adjacent to a verified nest territory or communal roost, ~~a Habitat Management Plan shall be developed by a qualified professional. Activities are adjacent to bald eagle sites when they are within eight hundred (800) feet of an eagle nest, or within a quarter mile (1,320 feet) if in a shoreline foraging area. The~~ the applicant shall consult verify the location of eagle management areas for each proposed activity with the U.S. Fish and Wildlife Service to determine if a permit is required. Prior to issuance of the building permit by the City, the applicant shall provide written approval of the Habitat Management Plan by the Department of Fish and Wildlife.

6. BMC 19.40.430.5.C, Critical aquifer recharge areas – Performance Standards

Background: The reference to the fire code is outdated and should be updated to reflect the current code. The reference to Article 79 and UFC 7902 is also outdated and should be removed as well to avoid future update discrepancies.

Proposed Amendment: Update the Uniform Fire Code reference to the International Fire Code and remove the section reference to Article 79 and UFC 7902.

C. Storage tank permits. The City of Burien specifically regulates and authorizes permits for underground storage tanks, pursuant to the ~~Uniform Fire Code (Article 79)~~ International Fire Code and this Chapter. The Washington Department of Ecology also regulates and authorizes permits for underground storage tanks (WAC 173-360). The local Fire District regulates and authorizes permit for the removal of underground storage tanks ~~(UFC 7902)~~.

KEEPING OF ANIMALS CODE COMPARISON										
BURIEN, AUBURN, FEDERAL WAY, KENT, RENTON, SEATTLE, DES MOINES, & TUKWILA										
Jurisdiction	Minimum s.f. Lot Size	Fowl	Roosters	Rabbits	Swine	Grazing Animals	Bees	Exotic Animals	Setbacks & Enclosures	Other Regulations/Definitions/Notes
Burien Ord. 355, 2002	Yes	Yes	No	Yes	Limited	Yes	Yes	Nonvenomous reptiles & amphibians		
	<10,000						2 hives		Hives setback 25 ft from all property lines; 10 ft if hives over 8 ft above ground or if less than 6 ft high but behind 6 ft high solid fence within 25 ft of the hive that extends 25 ft beyond the hive in both directions	4 hives on 10,000-20,000 s.f., 10 hives on 20,000 s.f. & 20 hives on 1 -1.5 acres, 25 hives on 1.5 - 5 acres; movable frame hives only; registered with the St. Dept. of Agriculture
	<20,000	3		3	1 potbelly pig				Aviaries 10 ft from property line & 20 ft from adjacent dwelling unit; structures housing 4 or more small animals 20 ft from property line;	Small animals include dogs, cats, domesticated fowl, birds, rabbits, rodents, snakes, & miniature potbellied pigs; not limited in no. if kept in a dwelling as household pets including aquariums & cages.
	20,000	5		5	1 potbelly pig		see other regulations for <10,000			1 additional small animal per each additional 5,000 s.f.; No more than 1 potbelly pig no larger than 22" in height at the shoulders & 150 lbs or less
	35,000						see other regulations		Structures housing livestock setback 35 ft. from property line or dwelling units on same property; uncovered storage of manure, shavings or similar organic material setback 45 ft.; 0 setback for grazing & confinement areas	Area available for animal's occupancy: 1 per acre horses, cattle & similar sized; 1 per .5 acre llamas, donkeys, miniature horses, & cattle & similar sized; 1 per .25 acres sheep, goats & similar sized
Livestock densities may be increased if a farm management plan, developed with the King Conservation District, is implemented and maintained. Livestock is subject to the review requirements for wetland and stream protection in BMC 19.40 Critical Areas.										
Auburn Ord. 6369 2011	Yes	Yes	No	Yes	Yes	Yes	Not Listed	Nonvenomous reptiles & amphibians, <10 lbs.		Categorizes animals as "household pets", "domestic fowl", "medium size", & "large size" animals then regulates the individual categories. Use must be clearly an accessory to residential use.
	n/a			4				4		Per dwelling unit, includes dogs, cats, indoor birds, & small rodents
	6,000	4							Must comply with accessory structure setbacks applicable in the zoning district where located	1 additional per each additional 2,000 s.f.; not allowed in RO, C-1 & 2 Zones; Administrative use permit required in R-10, R-16 & 20 zones if impervious surface is >15%
	12,500				2 potbelly pigs	2 miniature goats			Must comply with accessory structure setbacks applicable in the zoning district where located	Combination of pigs &/or goats; goats no larger than 24" at shoulder & <150 lbs.; pigs no larger than 22" at shoulder & <150 lbs.; 1 additional for each additional 7,500 s.f.; not allowed in RO, C-1 & 2 Zones; Administrative use permit required in R-10, R-16 & 20 zones if impervious surface is >15%
	43,560 (1 acre)				2	2			None specified	Combination of large size animals including standard size goats & pigs, horses, donkeys, cows, llamas & oxen; 1 additional for each additional 21,780 s.f.
Licensing required for Potbelly pigs & miniature goats. Miniature goats must be dehorned and male goats neutered.										

Jurisdiction	Minimum s.f. Lot Size	Fowl	Roosters	Rabbits	Swine	Grazing Animals	Bees	Exotic Animals	Setbacks & Enclosures	Other Regulations/Definitions/Notes
Federal Way Ord. 11-681 2011	Yes	Yes	Limited to suburban estate zone	Yes	Yes	Yes	Yes	Nonvenomous reptiles & amphibians		Categorizes animals as "household pets", "small domestic" & "large domestic" animals then regulates the individual categories. Use must be clearly an accessory to residential use; maintenance bonds may be required.
	15,000						2 hives		Hives setback 25 ft from all property lines; 10 ft if hives over 8 ft above ground or if less than 6 ft high but behind 6 ft high solid fence that extends 20 ft beyond the hive in both directions	Colonies must be kept in movable frame hives; registered ea year with St. Dept of Agriculture
	20,000						5 hives			
	<35,000	4		n/a					Minimum 10 ft setback from interior property lines & not btwn house & street for fowl; All other lot sizes & animals, pens, structures & enclosures must be set back from any property line a minimum of 40 ft	Less than 4 rabbits not regulated
	35,000	4 - 20		4 - 20						Combination of fowl &/or rabbits, + 1 rabbit for each additional 500 s.f.
	60,000						15 hives		same as above for 2 & 5 hives	same as above for 2 & 5 hives
	70,000					2	2		A minimum of 14,500 contiguous s.f. must be provided for roaming & grazing, setback 20 ft from all property lines	Combination of large grazing animals this includes horses, cattle, sheep, goats & pigs
Kent Ord. 3844 2007	Yes	Yes	No	Yes	No	Yes	Yes	No		Categorizes animals as "domesticated fowl", "small domesticated" this includes dogs, cats, rabbits; "large domesticated" animals this includes horses, mules, cattle, lambs, & goats, then regulates the individual categories. Use must be clearly an accessory to primary use. Adopted portions of King Co.'s Animal Code 11.04
	5,000	3							Pens setback minimum 10 ft. from any residential lot	1 additional fowl per each additional 1,000 s.f.
	<10,000						4 hives		Hives setback 25 ft from all property lines; 10 ft if hives over 8 ft above ground or if less than 6 ft high but behind 6 ft high solid fence within 25 ft of the hive that extends 25 ft beyond the hive in both directions	Only 1 swarm per 4 hives; registered with St Dept. of Agriculture
	10,000					1			Structures & grazing areas for large domesticated animals setback minimum 50 ft. from any other lot in a residential zone	1 additional large domesticated animal per each additional 10,000 s.f.
	< 20,000				3	1 potbelly pig			Hutches setback minimum 10 ft. from any residential lot	No more than 1 potbelly pig no larger than 22" in height at the shoulders & 150 lbs or less, allowed per dwelling unit

Jurisdiction	Minimum s.f. Lot Size	Fowl	Roosters	Rabbits	Swine	Grazing Animals	Bees	Exotic Animals	Setbacks & Enclosures	Other Regulations/Definitions/Notes
Renton Ord. 5640 2011	Yes	Yes	No	Yes	Yes	Yes	Yes	Nonvenomous reptiles & amphibians less than 10lbs		Categorizes animals as "household pets" this includes dogs, cats, caged birds, reptiles & amphibians, "small lot domestic", "medium lot domestic" & "large lot domestic" animals then regulates the individual categories. Household pets are limited to 3 per dwelling, no minimum lot size.
	4,500	3		3					Shelters, pens, kennels 10 ft. minimum setback from any property line.	Combination of small domestic animals totaling 3; includes chickens, ducks, geese, pigeons & rabbits; 1 additional small lot Domestic Animal per each additional 1,000 s.f.
								3 hives	If hives are over 8 ft above or below grade of abutting properties or behind 6 ft high solid fence within 25 ft of the hive that runs parallel to any property line within 25' of hives	1 swarm per hive; 1 additional hive per each 10,000 s.f.; locate in rear, side yards, or on rooftops; mark to notify visitors; fresh water within 10'
	7,500						3 hives		Hives 25' from interior lot lines facing away from nearest property line.	
	12,500						2		Barns & stables minimum 50 ft. setback from any property line	Medium lot domestic animal includes miniature goats less than 24" at shoulder & 150 lbs or less, and sheep; 2 additional medium lot domestic animals per additional 7,500 s.f.
	43,560 (1 acre)					2	2		Barns & stables minimum 50 ft. setback from any property line	Combination of large or extra large animals totaling 2; large lot domestic animal includes goats & pigs, extra large lot animals includes horses, donkeys, cows, & llamas; 1 additional large lot domestic animal per each additional 1 acre; 2 additional extra large lot animals per each additional 20,000 s.f. devoted only to these animals
<p><u>Confinement required:</u> All animals shall be kept and maintained in a manner which confines their movement and activity to the premises of the owner/tenant.</p> <p><u>Health and Safety:</u> All animals shall be kept in such a manner so as not to create any objectionable noise, odor, annoyance, or become a public nuisance. Provision shall be made to ensure that animal food stored outdoors will not attract rodents, insects, or other animals.</p> <p><u>Additional Animals Permit Process:</u> Approval for additional animals by the Community and Economic Development Administrator is available. A public comment period and specific criteria must be met.</p>										
Seattle Ord. 123378 2010	Yes	Yes	No	Yes	Limited	Yes	Yes			
	Any Lot	8		3	1 potbelly pigs	3 Miniature goats	4 hives		Hives setback 25 ft from all property lines except if hives over 8 ft above ground or if less than 8 ft high but behind 6 ft high solid fence within 25 ft of the hive that extends 20 ft beyond the hive in both directions; structures housing fowl must be 10 ft. from any structure & adjacent lot structures;	Combination of 3 small animals allowed includes dogs, cats, rabbits etc; no more than 1 potbelly pig no larger than 22" in height at the shoulders & 150 lbs or less, allowed per dwelling unit; miniature goats kept as small animal but must be dehorned & males neutered; beekeeping must be registered with the St. Dept of Agriculture
	10,000	8								On 10,000 s.f. lots & includes a community garden or an urban farm 1 additional fowl per each additional 1,000 s.f.
20,000				4		4 Miniature goats & 2 farm animals			Structures housing 4 or more small animals must be setback 10 ft from any residential zoned lot; structures housing farm animals must be setback 20 ft from any residential zone lot	1 additional small animal per each 5,000 s.f. ; 1 farm animal per each 10,000 s.f., swine is prohibited

Jurisdiction	Minimum s.f. Lot Size	Fowl	Roosters	Rabbits	Swine	Grazing Animals	Bees	Exotic Animals	Setbacks & Enclosures	Other Regulations/Definitions/Notes
Des Moines Ord. 1591 § 333 2014	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Nonvenomous reptiles & amphibians		
	all lots		silent	3	2 potbelly pigs				none	Combination of 3 dogs, cats, rabbits or 2 potbelly pigs per dwelling unit.
	12,500						no maximum		20 ft setback from property line & enclosed by a minimum 4 ft high fence w/2 - 2sf warning signs	Additional screening of hives may be required to mitigate financial health & aesthetic impacts on neighbors. Subject to City Manager Review (see below)
	22,000	10		10					35 ft from property line & 45 ft from dwelling unit located on adjacent lot; 20 feet from property line & 30 feet from dwelling unit on an adjacent lot for run or exercise area	Small domesticated animals include more than 3 dogs, cats, rabbits, fowl & more than 2 potbelly pigs, per dwelling unit; 5 additional animals per each additional 11,000 s. f.; Special regulations may apply; subject to City Manager Review (see below)
	35,000	30		30		1			35 ft setback from property line & 45 ft from dwelling unit located on adjacent lot; 20 ft setback from property line & 30 feet from dwelling unit on adjacent lot for grazing or roaming areas	Combination of 30 fowl or rabbits; Large domestic animals include horses, cattle, sheep, pigs, goats; 1 additional per each additional 17,500 s.f.; 1 horse per 1/2 acre; all subject to City Manager Review (see below)
City Manager Review: Administrative approval of application for keeping of small domestic & large domestic animals. Approval may be conditioned. Notification of property owners within 300 feet of subject property & comment period given.										
Tukwila Ord. 2351 2011	Yes	Yes	No	Yes	Yes	Yes	Not regulated	No		
	10,000	10		12	Regulated by the Code Enforcement Officer	Regulated by the Code Enforcement Officer			10 ft setback from property line or human habitation; only 1 structure allowed per building site; roaming area for small animals & chickens shall be fenced & setback 10 ft from adjacent place of habitation. Livestock setback from the nearest residence a minimum of 100 ft.; swine must be kept in an enclosure a minimum of 200 ft.	Combination of 12 rabbits, chinchillas or pigeons, increased by 1/10th per each additional 1,000 s.f.; 6 geese, ducks or turkey combination & increased 1/10th per each additional 1,000 s.f.; 1 chicken per each 1,000 s.f. of lot area. No more than 12 small animals or fowl for each 10,000 s.f. of lot.
All livestock, small animals and fowl must be kept within an enclosure built & maintained to prevent escape. All pens, coops, hutches & any kind of housing must be built to include siding or shakes or their equivalent, and be painted to appear "presentable".										