



CHICKEN COOP STANDARDS

DEFINITION:

- Coops: Accessory structures with an area of 50 square feet or less and defined as a cage, enclosure or building used for housing and protecting chickens from weather and predators.
- Pen: An enclosure for chickens that allows freedom of movement and prevents escape, not to exceed 100 square feet.

GENERAL REQUIREMENTS:

1. **PERMIT FEE:** \$70.00
2. **ZONING:** A plat of survey showing the locations, dimensions, and setbacks of all existing and proposed improvements is required. All coops must be located a minimum of twenty-five feet (25') from any other occupied building other than that of the owner and six (6') feet from an adjacent property line. Setbacks from property lines vary by zoning district.
3. **COVENANTS AND RESTRICTIONS:** Many subdivisions have private covenants and restrictions which supersede City zoning requirements. The City **does not** enforce covenants and restrictions. It is recommended that property owner's check with the homeowner's association prior to commencing any work.
4. **HISTORIC DISTRICT:** If the property is located in the Historic District, a Certificate of Appropriateness (COA) is required.
5. **FOUNDATIONS:** Any one of the following foundations is acceptable:
 - a. Chicken coops shall be constructed in a workmanlike manner, to be moisture resistant and either raised off the ground or placed on a hard surface such as concrete, patio block or gravel.
 - b. Posts or precast concrete posts are acceptable foundations if they are placed at least 24 inches into the ground and firmly tamped with dirt or gravel. Concrete must not be used to secure the posts. All wood in contact with the ground must be pressure treated in accordance with AWPA or be decay-resistant heartwood of redwood, black locust, or cedars.
6. **WALL & ROOF CONSTRUCTION:** Coop walls and roofs must be designed to withstand all natural forces such as wind, rain and snow.
 - a. Wall framing must consist of 2" x 3" studs at 16" on center. Floor and roof framing must consist of 2" x 3" joists and rafters at 24" on center.
 - b. Wall sheathing must be 3/8" thick, roof sheathing 3/8", floor sheathing 5/8".
 - c. Pre-fabricated coops shall be allowed, coop specifications to be submitted at the time of permit application.

EASEMENTS: Coops may not be installed in easements.

INSPECTION REQUIREMENTS: A final inspection is required upon completion of the work.

FOR INFORMATION VISIT OUR WEBSITE AT www.cityofelgin.org OR CALL:

Community Development at (847) 931-5920 (Zoning, Building and Inspections)

Historic Preservation or COA's at (847) 931-6004

CALL BEFORE YOU DIG: JULIE (800) 892-0123 to locate utility lines