

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: June 10, 2025 **FILE:** 25-T-45

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Rachel Marshall, Assistant Planner

SUBJECT: Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to amend the Definitions, Regulations, and Permitted Accessory Uses related to the keeping of domestic chickens on residential properties.

REQUEST:

Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to amend the Definitions, Regulations, and Permitted Accessory Uses related to the keeping of domestic chickens on residential properties.

RECOMMENDATION:

Staff *recommends* Approval of the Text Amendment to the City Commission.

BACKGROUND

Currently, the City of Hollywood's animal regulations generally prohibit the keeping of poultry and other domestic or wild animals, except as specified in the Zoning and Land Development Regulations. However, domestic pets such as dogs are permitted. The only zoning district that currently allows agricultural use is the Limited Agricultural District. Agricultural activities are not permitted in single-family residential zones. However, the City's Comprehensive Plan permits agricultural uses in areas designated for residential purposes.

CURRENT REQUEST

On February 19, 2025, the City Commission directed staff to review practices in other jurisdictions to evaluate how Hollywood might allow families to keep chickens. A jurisdictional scan revealed that cities permitting chickens typically require henhouses to be located 15–20 feet from neighboring homes and limit the number of hens. None of the researched cities permit roosters.

The proposed amendments aim to permit the keeping of up to six female chickens per lot in single-family residential districts, subject to specific regulations to ensure the health, safety, and welfare of the community. These regulations include restrictions on the types of poultry allowed, the purpose for keeping chickens, compliance with private restrictions, and specific requirements for henhouses and runs.

The intent is to balance the interests of residents wishing to keep chickens with the broader community's concerns.

The request before the Board is to amend the existing regulations to permit the keeping of backyard chickens on some properties and provide standards for location and placement. The proposed text amendment aims to:

- Permit the keeping of backyard chickens in single family zones for personal use only.
- Establish standards for the location and size of henhouse and pen enclosures in residential yards.
- Clarify that the city does not enforce private restrictive covenants that may restrict the keeping of backyard chickens.

Key Changes Proposed:

The proposed amendments aim to regulate the keeping of chickens within the City of Hollywood by establishing clear definitions and guidelines to promote responsible urban agriculture. The term "chicken" would be defined specifically as a female chicken (hen), excluding roosters. Additionally, a "chicken run" would be defined as a wire enclosure connected to a henhouse, allowing chickens to exit the henhouse while remaining in a predator-safe environment. A "henhouse" would be defined as a structure designed for the sheltering of female chickens.

Regarding setbacks and location, the henhouse would be required to be located at least 7.5 feet from side property lines, and a minimum of 5 feet from a rear property line. The number of chickens permitted on an occupied residence in a single-family zone would be limited to a maximum of six. Furthermore, each chicken must have access to a minimum of 6 square feet of run space. Chickens would be required to be secured within a covered henhouse, chicken tractor, or fenced pen/run area. Roosters and other poultry or fowl would be prohibited.

If this proposed change is heard at City Commission, they will also hear a text amendment for the Chapter 92 of the Code of Ordinances entitled "Animals". These updated regulations will address noise, odor, maintenance of henhouses, and other relevant updates. This companion text is attached for clarity.

These proposed changes aim to balance the benefits of urban agriculture with the need to maintain community standards and quality of life.

SITE INFORMATION

Owner/Applicant:	City of Hollywood
Address/Location:	City-wide

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendment is consistent with the Comprehensive Plan per the following policies:

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 & CW.19)*

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The proposed text amendment is consistent with the City-Wide Master Plan per the following policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the city without compromising the goals of the surrounding community.*

Policy CW.15 & CW.19: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood Zoning and Land Development Regulations Article 9 and the Landscape Manual.

CRITERIA 1: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

ANALYSIS: The proposed amendment is consistent with multiple policies of the City's Comprehensive Plan as outlined previously in the Consistency section of this Report. Furthermore, the proposed text amendment creates regulations that would continue to promote Hollywood's unique character.

FINDING: Consistent

CRITERIA: That conditions have substantially changed from the date the present zoning regulations were established.

ANALYSIS: Conditions have substantially changed from the date the present zoning regulations were established. Recent economic trends have increased interest in keeping backyard chickens.

FINDING: Consistent.

ATTACHMENTS:

Attachment A: Draft ZLDR regulations

Attachment B: Draft COO regulations

Attachment C: Jurisdictional Scan