CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: February 8, 2016

ITEM: Ordinance Amendment – Amend Title 9 (Zoning), Chapter 5 (Agricultural/Open Space and Residential Zoning Districts), Section 8 (Open Space/Agricultural and Residential Use Regulations), Subsection C, Use Matrices Table 5.3 (Agricultural Uses/Animal Keeping) to allow SIC 0279-9901: Apiary (bee and honey farm/Beekeeping) as a Permitted Use in all single family residential and manufactured housing zoning districts; and Amend Title 9 (Zoning), Chapter 10 (Performance Standards), Section 4 (Specific Use Regulations), Subsection A, to add language to City Code identifying specific regulations and requirements for Beekeeping operating under SIC 0279-9901 – City Initiated – AO-002631-2015

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Several residents have inquired to staff as to whether or not beekeeping is allowed within the City; more specifically, on smaller single-family residential lots. Beekeeping falls under the same Standard Industrial Classification (SIC) for land use as do chickens and other animals related to agricultural production. Per city code, beekeeping is currently a Permitted (P) use in Open Space designated areas and on properties of one acre or more with a Residential Estate (RE) zoning designation with approval of a Permitted Conditional Use (Pc) Permit by the Board of Adjustment. Staff talked with existing beekeepers, the State Apiarist, and internet researched beekeeping practices in attempt to identify potential issues should the activity be expanded and allowed in other single-family residential zoning districts. Staff's research did not identify any noticeable impacts on properties adjacent to beekeeping operations when the appropriate operational measures such as flyway barriers and available water source are provided. Development Services is therefore requesting an amendment to the City Code, Title 9, *Zoning*, to specifically allow SIC 0279-9901 'Apiary (bee and honey farm/Beekeeping)' as a Permitted use in all single family residential and manufactured housing zoning districts and to add language to City Code identifying specific regulations and requirements for Beekeeping operations.

At this time staff is requesting the City Council initiate the ordinance amendment and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the ordinance amendment by the City Council does not indicate support or opposition to the request. The initiation of the request responds to the due process rights of the petitioner.

RECOMMENDATION: Staff recommends initiation of the ordinance amendment and forwarding it to the Plan and Zoning Commission for their review and recommendation.

Lead Staff Member: Brian S. Portz, AICP BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	January 15, 2015, March 12, 2015, & December 3, 2015		
Recommendation	Yes ☐	No ☐	Split ☐

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