



**Planning & Zoning Commission Meeting Agenda
January 5, 2026 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

1. Call to Order

2. Roll Call

Michael Creger, Reshanda Johnson, Donald Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs, Bill Sowards, Tanja Whitten, Sarah Wright

3. Public Comment

4. Minutes

a. Approval of the December 1, 2025 Meeting Minutes

Motion: Move to approve the December 1, 2025 Meeting Minutes

VV Voice vote is needed.

5. Old Business

6. Public Hearings

a. 2026-01: Public hearing request from Angelica Jimenez to consider an authorized use from the Rock Island Zoning Ordinance for property at 3701 24th Street in an R-1 (one unit residential) district.
RC Roll Call vote is needed.

b. 2026-02: Public hearing request from Townsend Engineering to consider variances from the Rock Island Zoning Ordinance for property at 3822 14th Avenue in a B-1 (neighborhood business) district.
RC Roll Call vote is needed.

c. Public hearing request from the Community Development Department regarding establishing an urban agriculture ordinance.

7. Other Business/New Business

a. Presentation on updating zoning action fees.

8. Adjourn

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

December 1, 2025

5:30 PM



Voting Members Present	Mike Creger Sarah Wright Tanja Whitten Maureen Riggs Samuel Odeyemi Bill Sowards Norm Moline Don Mewes
Voting Members Absent	Reshanda Johnson
Staff Present	Eunice Amissah-Mensah, Urban Planner Tanner Osing, Planning & Zoning Manager

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:30 PM and read the roll call.

Public Comment

No members of the public wished to comment so the meeting continued.

Approval of the Previous Meeting Minutes

Mewes moved to approve the minutes for November 3, 2025. Sowards seconded the motion. The motion carried on a vote of 8 to 0.

Old Business

None

Public Hearings

2025-26 Public hearing: Request from John Henschen to consider a variance from the Rock Island Zoning Ordinance for property at 1720 Big Island Parkway in an R-1 (one-unit residential) district.

Amissah-Mensah read the staff report with the recommendation for approval of the request.

Cory Hale, contractor and John Henschen, property owner spoke on the request.

Cory Hale stated that the garage build supports storage needs and allows John, who has a physical impairment, to continue parking in the attached garage. The proposed garage connects directly to the existing driveway and avoids significant tree removal with only two trees and a small crab tree compared to 7–10 trees if built in the rear. He stated the structure will match the home's materials and design, and with a 114-foot setback, it will be minimally visible from Big Island Road.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Decision for Case 2025-26

Whitten made a motion to approve the variance request for the garage in the front yard. Mewes seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, and Sowards)

2025-27 Public hearing: Request from Tom Lawrence to consider a variance from the Rock Island Zoning Ordinance for an unrelated group use for property at 3312 7th Avenue in an R-2 (one-and-two unit residential) district.

Amisah-Mensah read the staff report with the recommendation for approval of the request.

The applicant or representative was not present. The meeting carried on.

Commissioners expressed concern about the neighborhood becoming saturated with Augustana student rentals, noting that most nearby properties are owned by LLCs. Staff confirmed the owner could rent to three individuals without a variance. The idea of postponing the vote to consult the college was discussed but not pursued.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Decision for Case 2025-27

Mewes made a motion to authorize the unrelated group use request. Odeyemi seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, and Sowards)

Other Business

Approval of the 2026 Public Meeting Schedule

Creger made a motion to approve the 2026 Public Meeting Schedule with an amendment. Whitten seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, and Sowards)

Community Listening Session for the Urban Agriculture Ordinance

Osing provided an ordinance overview, purpose of the ordinance and key provisions of the updated ordinance.

Members of the public spoke on the updated ordinance.

Kathleen North and Nina Struss expressed support for gardening and healthy food cultivation but raised concerns about a communication gap as well as limits on seasonal structures would hinder productive gardening.

Aldersperson Evans noted that the conversation was necessary, emphasizing the need to raise awareness and foster neighborliness.

Andy Parer reiterated his view that the proposed ordinance does not comply with the State's Right to Garden Act.

Staff clarified that residents may request a variance for nearly any aspect of the ordinance, including size limits and permitted timeframes for structures.

Osing concluded the listening session by outlining the next steps in the process.

Adjournment

Chair Riggs adjourned the meeting at 7:20PM.

Minutes submitted by Eunice Amisah-Mensah.

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2026-01: Public hearing request from Angelica Jimenez to consider an authorized use from the Rock Island Zoning Ordinance for property at 3701 24th Street in an R-1 (one unit residential) district.
RC Roll Call vote is needed.
Date: January 5, 2026

Introduction and Background Information:

Applicant:
Angelica Jimenez

Location:
3701 24th Street

Size of Property:
The property measures 67ft by 170ft for a total of approximately 11,390 square feet.

Topography:
The property slopes down from east to west by approximately 4 feet and sits above street level.

Zoning History:
None.

Existing Land Use & Zoning:
The property is zoned R-1 (one unit residential) district. To the north, south, east and west are properties zoned R-1 (one unit residential) district.

Project Details:
The applicant spoke with staff about operating a massage therapy business in her home. The applicant plans to have at most four (4) clients a day and to run the business all days of the week from 9am to 6pm all year-round, excluding holidays. The applicant proposes to have two (2) parking spaces on-site in the driveway for clients' use. The applicant states that she will provide at least half an hour in between appointments to reduce any parking conflicts. This type of business is considered a major home occupation in the Zoning Ordinance since non-residents (clients) will be coming to the property.

Requested Action and Affected Requirements:
The request is a use authorization from the Zoning Ordinance for organized art classes as described in Table 1.
Table 1

Use Authorization	Requested Action	Affected Zoning Requirements
(1)	To operate massage therapy business seven (7) days a week from 9am to 6pm.	Major home occupations in all residential zoning districts are to be authorized by the Planning & Zoning

Conditions to Authorize Use & Staff Analysis:

A use shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. Table 2 includes the conditions for use authorization with the corresponding staff analysis and conclusion of if the condition is met. The Commission will make the final decision regarding this request.

Table 2

Conditions to Authorize Use	Staff Analysis	Meets Condition (Yes/No)
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff reason the property can yield a reasonable return without the authorization as the property functions adequately as a residential dwelling.	No
2. The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	The surrounding neighborhood is zoned R-1. The owner wishing to operate a business out of their home is not a unique hardship. However, the property is along a main road as opposed to being tucked away in a residential neighborhood.	Yes, with staff recommended stipulations.
3. The use, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff contend the major home occupation will not alter the character of the neighborhood. The business is low impact and the house is on a main road. Parking for client use will also be provided.	Yes, with staff recommended stipulations.

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission approve the major home occupation authorization as there is a unique circumstance and the use will alter the character of the neighborhood with the following stipulations.

1. The massage therapy business shall be allowed to operate Monday through Friday from 9am to 5pm.
2. A maximum of four (4) clients shall be allowed per day during business operations with a minimum of 30-minute intervals between appointments.
3. One parking space shall be provided in the driveway for clients' use.
4. The use shall meet all other applicable codes and ordinances.




Submitted by: Eunice Amissah-Mensah, Urban Planner


Approved by:

Major Home Occupation for Massage Therapy Business



PZC Case 2026-01


-  Subject Property
-  Parcels
- R1** Zoning District
-  Building



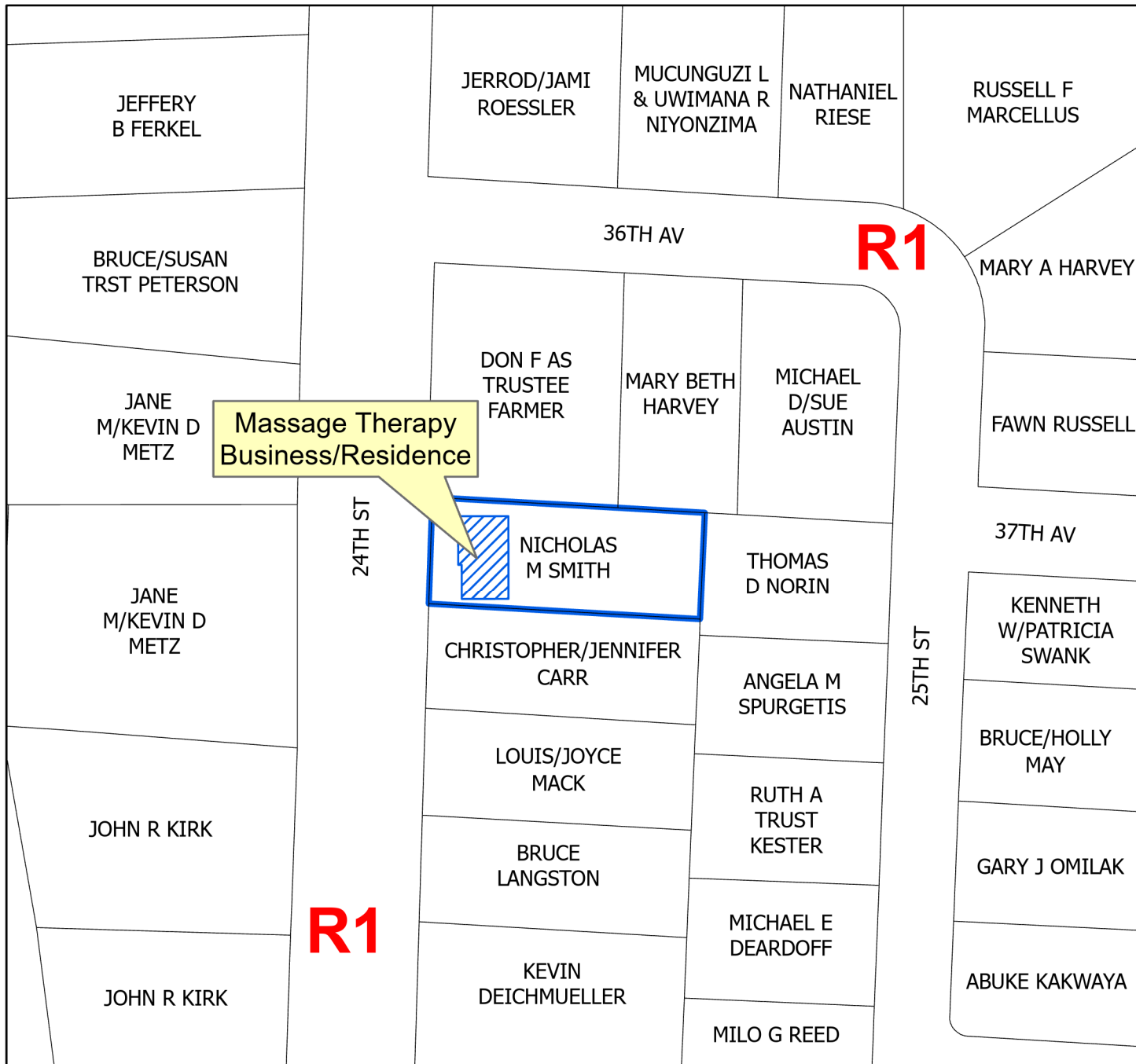
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT

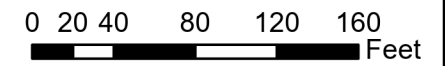


Major Home Occupation for Massage Therapy Business



PZC Case 2026-01

- Subject Property
- Parcels
- R1 Zoning District
- Building



City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo showing property from along 24th Street



Figure 2: Photo providing a close-up of the driveway to be used for client parking

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2026-02: Public hearing request from Townsend Engineering to consider variances from the Rock Island Zoning Ordinance for property at 3822 14th Avenue in a B-1 (neighborhood business) district.
RC Roll Call vote is needed.
Date: January 5, 2026

Introduction and Background Information:

Applicant:

Townsend Engineering

Location:

3822 14th Avenue

Size of Property:

The property measures 42.7ft by 85ft for a total of approximately 3,629 square feet.

Topography:

The site is flat and sits slightly above street level.

Zoning History:

Board of Zoning Appeals Case 2009-15: Special Exception to substitute one non-conforming use for another was approved by the Board of Zoning Appeals.

Existing Land Use & Zoning:

The property is zoned B-1 (neighborhood business) district. To the north, south, east, and west are properties zoned B-1 (neighborhood business) district.

Project Details:

The site is occupied by a commercial structure with an upstairs apartment unit facing 14th Avenue and a separate rear structure that has been used as a residence. Townsend Engineering reached out on behalf of the owner, informing staff that the owner wishes to split the residence from the commercial building and have two lots. With the size of the lot, they wanted to find out if splitting the lot will be up to code. Staff assessed the property and informed the applicant that variances would be needed for the rear yard depth required for the proposed north lot and the lack of frontage for the proposed south lot.

Requested Action and Affected Requirements:

The request is for variances from the Zoning Ordinance as described in Table 1.

Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Allow less than the required 10-foot rear yard setback for the proposed north property	Lot Area and Yard requirements for a B-1 requires a minimum 10ft rear yard depth. (Chapter 18, Section 6)
(2)	Allow a house not abutting a public street and a lot without a designated front yard	Every lot shall have at least twenty (20) feet of frontage which provides reasonable access onto public right-of-way dedicated to street purposes (Chapter 11, Section 5)

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Article 8, Section 6-A of the Zoning Ordinance are found. The Commission will make the final decision regarding this request. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff believe the property can yield a reasonable return without the variances. The existing commercial and residential structures may continue to operate under their current conditions without splitting the lot.	No
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	Staff find that there is no unique circumstance as the hardship will only be created if the parcel is split. The property already has existing nonconformities. The reduced rear yard for the proposed north lot and lack of frontage for the proposed south lot would result solely from the applicant's proposed subdivision and not from conditions inherent to the size or shape of the parcel.	No
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff reason that the variances will alter the character of the neighborhood. Granting the variances would undermine B-1 district standards and create substandard lots with limited development potential in the future.	No

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

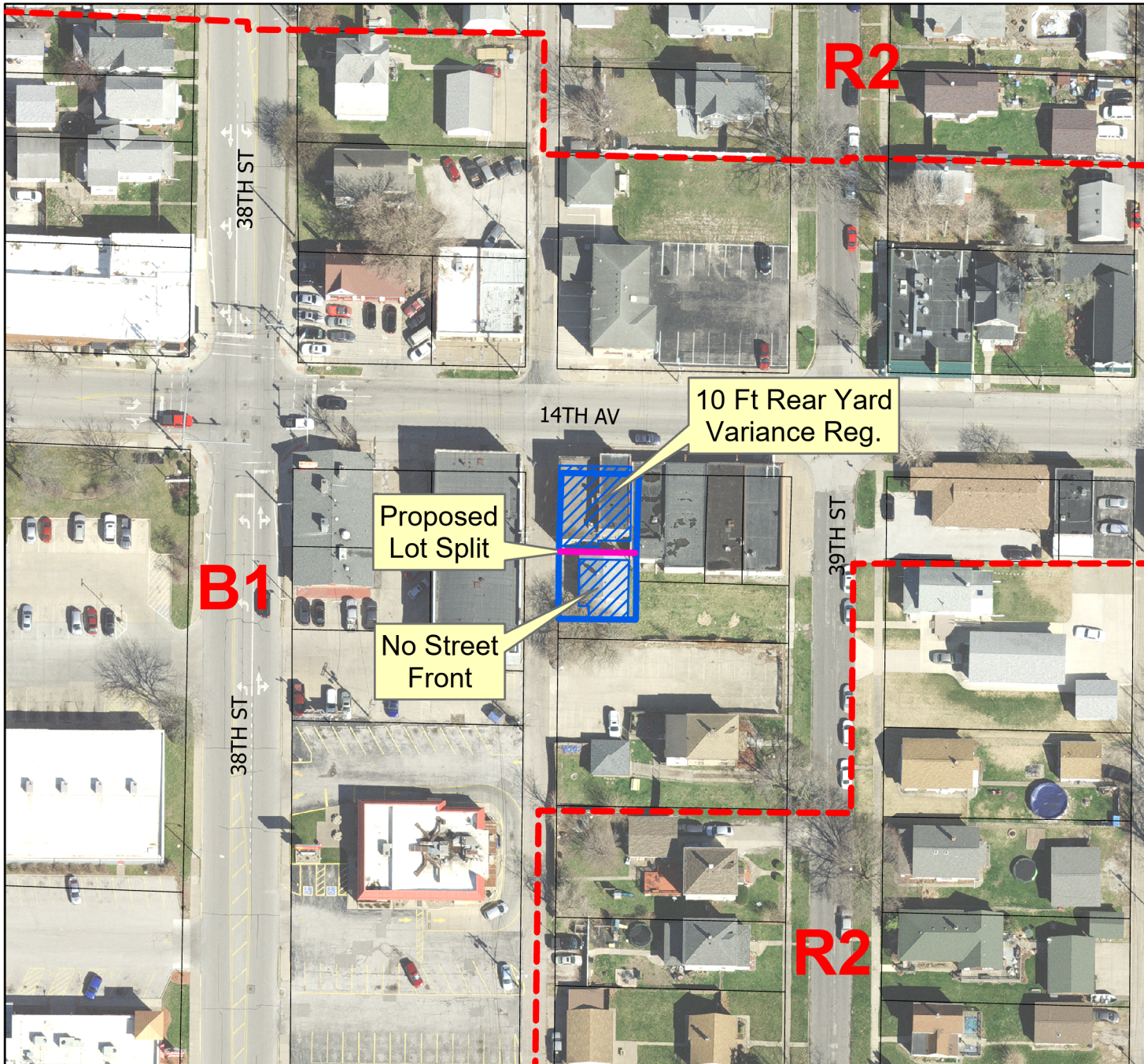
Recommendation:

The Community Development Department recommends that the Commission deny the variances as the property can yield a reasonable return without the variance, there is no unique circumstance, and the variances will alter the character of the neighborhood.




Submitted by: Eunice Amisah-Mensah, Urban Planner

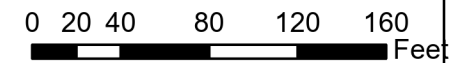
Approved by:

Proposed Lot Split- Variances for 10 Ft Setback & No Street Front



PZC Case 2026-02

-  Subject Property
-  Parcels
- B1** Zoning District
-  Building

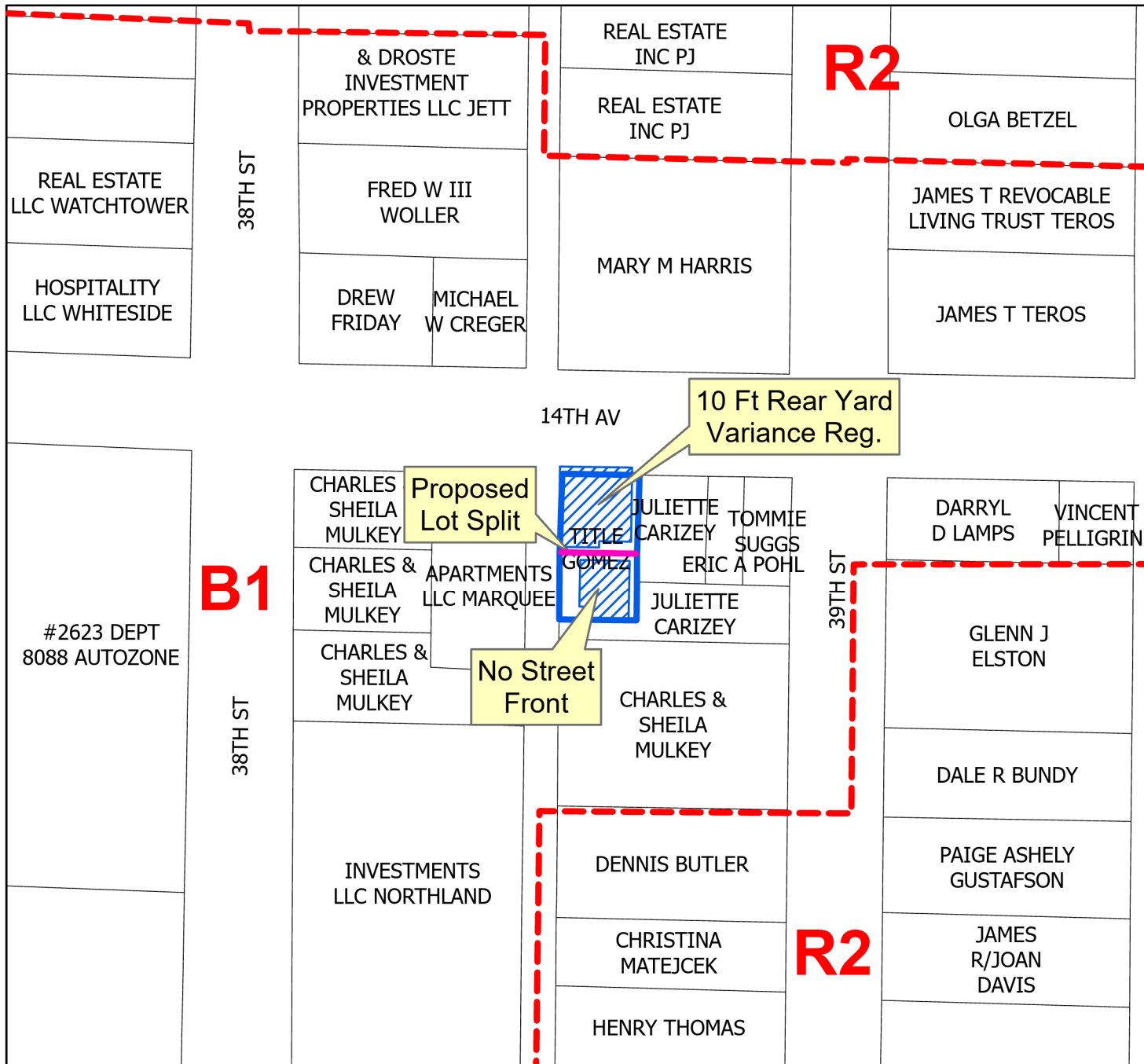


City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Proposed Lot Split- Variances for 10 Ft Setback & No Street Front



PZC Case 2026-02

- Subject Property
- Parcels
- B1** Zoning District
- Building

0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT

ROCK ISLAND
ILLINOIS



Figure 1: Photo showing commercial building on the proposed north lot from along 14th Avenue



Figure 2: Photo showing residential structure on proposed south lot from the alley



Figure 3: Photo showing distance between the commercial and residential building



Figure 4: Photo showing properties from the alley

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: Public hearing request from the Community Development Department regarding establishing an urban agriculture ordinance.
Date: January 5, 2026

Introduction and Background Information:

In May 2025, the City Council reviewed a proposal to create an Urban Agriculture Ordinance. The ordinance was met with mixed reactions from the community. Based on this feedback, staff have revised the proposed ordinance into a more simplified version. City staff have also tried to gather more community feedback on the proposal. This included two community listening sessions and a gardener-focused meeting.

Overall, there was general support for added maintenance standards, but concerns remained regarding specific provisions in the ordinance. The main sticking points include the 5-foot setback requirement for urban agriculture on vacant lots and language for season extending structures. Folks at the gardener-focused meeting were particularly opposed to the requirement. Staff reason that the 5-foot setback requirement is a good compromise. Some community members prefer to have no setback at all, while others prefer something greater. Additionally, staff have tweaked the language for season extending structures. The earlier language proposed allowing season extending structures only for limited periods before and after the growing season. The revised language only sets a fixed removal time for vacant properties with no time limit for lots with occupied structures.

Previous Council Action (if any):

The City Council previously postponed action on establishing the ordinance.

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council to approve the ordinance.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

CHAPTER 11: PLANNING & DEVELOPMENT
ARTICLE XII: URBAN AGRICULTURE

Sec. 11-176. Purpose. The purpose of this article is to promote urban agricultural activities and affirm the right of all citizens to produce their own food. It is also intended to minimize land use conflicts and balance the competing property rights of neighboring property owners.

Sec. 11-177. Definitions. For the purpose of this article, the following definitions shall apply. Any term not so defined will take on its common meaning or a definition provided elsewhere in City code.

Apiary shall mean any place where one or more beehives are kept.

Concentrated Animal Feeding Operations (CAFOs) shall mean an animal feeding operation as defined by the United States Department of Agriculture (USDA) and regulated by the Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NDPES) Permitting Program.

Compost shall mean relatively stable decomposed organic matter for use in agricultural and other growing practices, usually consisting of materials such as grass, leaves, yard waste, worms, and raw and uncooked kitchen food waste. This process specifically excludes bones, meat, fat, grease, oil, raw manure, and milk products.

Controlled Grazing shall mean the temporary use of goats or sheep as a landscape management technique to control the growth of undesirable vegetation, including noxious weeds and invasive plants or trees at a specific location and for a defined length of time.

Livestock shall mean domesticated animals raised in an agricultural setting for training, boarding, home use, sales, breeding, and the production of commodities and/or specialized products such as food, fiber, and labor. Common examples include but are not limited to horses, pigs, and cattle.

Season Extending Structures shall mean any of the following temporary structures.

Cold Frame shall mean a temporary, unheated structure used for protecting seedlings and plants from the cold. Cold Frames are often constructed of durable materials, such as wood, glass, rigid plastic, or even old windows, but are not typically taller than three feet (3').

Hoop House shall mean a structure with a roof and sides are made largely of transparent or translucent material (not glass) for the purpose of the cultivation of plants. A hoop house does not have supplemental heat. A

high tunnel is very similar in construction to a hoop house, but is generally not enclosed on the ends of the structure.

Low Tunnel shall mean a temporary, freestanding structure that has a supported framework, typically made with hooped PVC or metal pipe and covered with plastic. A low tunnel does not have heat or electrical power and its purpose is to house and protect produce outside the typical growing season of the region.

Southwest Rock Island shall mean parcels within the municipal boundary that are south of the Rock River or on any island located in said river.

Urban Agriculture shall mean the practice of cultivating, processing, and distributing food in and around a community by various means that reflect an urban context. Urban agriculture is differentiated other forms traditional agriculture in that it occurs within an urbanized and built up environment, rather than on generally open and undeveloped land. Common practices include but are not limited to vegetable gardening, keeping backyard chickens, beekeeping, and keeping livestock at a limited scale.

Sec. 11-178. Applicability and Administration. All urban agriculture activities on both private and public land are subject to the regulations of this Article. Administration of this Article shall be the responsibility of the Community Development Director or their designees. Nothing in this Article shall be interpreted to supersede or contradict land use regulations in the zoning code specifically including those prohibiting business activities in residential areas.

Sec. 11-179. General Regulations for Urban Agriculture.

- A. Properties annexed into the City on which urban agricultural activities are taking place may continue to operate unchanged until such time they are developed for other uses. Concentrated animal feeding operations, however, shall be prohibited and if such an operation is present on a parcel being annexed into the City, it must cease operation by the time annexation is completed.
- B. Urban agriculture shall be permitted on all properties with occupied principal structures. Urban agriculture shall not be restricted on such properties unless otherwise specifically indicated in this article.
- C. Urban agriculture shall not be permitted in public rights-of-way unless permission is granted through a written agreement between an immediately adjacent property owner and the City. Any urban agricultural activity in a public right-of-way without such a written agreement shall be considered a nuisance and may be abated by the City without notice.
- D. Urban agricultural activity shall not impede reasonable visibility or navigability within a public right-of-way. Any urban agricultural activity that does so shall be considered a nuisance and may be abated by the City without notice.

- E. Urban agriculture shall not be permitted on properties with foreclosed, vacant, and abandoned principal structures. Any urban agricultural activity on such a property shall be considered a nuisance.
- F. Urban agriculture shall be permitted on vacant properties without principal structures provided that a five-foot (5') buffer is maintained around the perimeter of the property. Said buffer may consist of mowed turf grass, woodchips, or similar biodegradable mulch material.
- G. Urban beekeeping, urban chickens, and urban livestock shall not be permitted on vacant properties without principal structures.
- H. Urban agriculture on properties one (1) acre or larger in Southwest Rock Island shall be exempted from the requirement for a five-foot (5') buffer around the perimeter. Urban beekeeping, urban chickens, and urban livestock shall also be permitted on vacant properties one (1) acre or larger in Southwest Rock Island.
- I. Storage sheds incidental to urban agriculture shall be permitted on vacant properties without principal structures provided that they not exceed two hundred (200) square feet. No more than one (1) storage shed shall be permitted on such properties. Storage sheds shall be a minimum of five feet (5') from the perimeter of the property as well as setback twenty feet (20') from the front property line.
- J. Water tanks incidental to urban agriculture shall be permitted on vacant properties without principal structures provided that they not exceed a capacity of five hundred (500) gallons. No more than one (1) water tank shall be permitted on such properties. Water tanks shall be a minimum of five feet (5') from the perimeter of the property.
- K. Compost incidental to urban agriculture shall be permitted on vacant properties without principal structures provided that it is contained within an enclosure or storage bin specifically designed for that purpose. Such enclosures or storage bins shall be a minimum of five feet (5') from the perimeter of the property. Compost not so contained shall be considered a nuisance.
- L. Season extending structures incidental to urban agriculture are permitted on lots with occupied structures and on vacant properties. All such structures shall be maintained in good repair; structures in poor repair shall be deemed a nuisance. On vacant properties, season extending structures shall be removed between December 1 and March 31, shall be setback a minimum of five feet (5') from all property lines, and shall not exceed two hundred (200) square feet in area.
- M. Tools, machinery, and other equipment incidental to urban agriculture used on vacant properties without principal structures shall be kept in a storage shed or removed from the property when not in use. Otherwise, such items shall be considered a nuisance.
- N. Rotting vegetation likely to attract animals shall be considered a nuisance.
- O. Weeds and overgrown turf grass shall be considered a nuisance.
- P. Noxious and invasive species as identified by local codes and/or the State of Illinois shall be considered a nuisance.
- Q. Animal slaughtering, except by appropriately licensed businesses on suitably zoned properties, shall be prohibited.

Sec. 11-180. Regulations for Urban Chickens.

- A. Urban chickens shall be permitted on all properties with occupied principal structures. Only hens shall be permitted. Roosters shall be prohibited. The presence of a rooster shall be considered a nuisance and subject to capture by an animal control officer.
- B. Urban chickens shall be kept within enclosures in rear yards. Such enclosures shall be located a minimum of five feet (5') from the perimeter of the property.
- C. Enclosures shall be secure fenced areas that prevents entry by predators. They shall at a minimum consist of wire or mesh with openings no larger than one inch (1"). Coops shall be located within enclosures.
- D. Coops shall have a minimum of four (4) square feet per chicken. They shall be of reasonable construction with a secure entrance and adequate ventilation. Chickens shall be secured within a coop between dusk and dawn. Only one (1) coop shall be permitted on any one property.
- E. Urban chickens shall be provided with adequate food and water. They shall be monitored for health problems common to their species and cared for using accepted best practices.
- F. Manure shall be stored in a covered container not exceeding three (3) cubic feet in volume. All manure not used for composting or fertilizing on the property shall be removed.

Sec. 11-181. Regulations for Urban Beekeeping.

- A. Urban beekeeping shall be permitted on all properties with occupied principal structures. Domesticated bee species kept for honey production or pollination shall be the only varieties permitted.
- B. Apiaries shall be located in rear yards. Apiaries shall be located a minimum of five feet (5') from the perimeter of the property.
- C. Apiaries shall be registered and inspected in accordance with the Illinois Bees and Apiaries Act. The City reserves the right to request proof of registration.
- D. Bees shall be monitored for health problems common to their species and cared for using accepted best practices.

Sec. 11- 182. Regulations for Urban Livestock.

- A. Urban livestock shall be permitted on all properties in Southwest Rock Island where an enclosed area of one (1) acre at minimum is established. Only one (1) such enclosure is permitted on a given property. All enclosures shall be setback a minimum of one hundred feet (100') from the periphery of the property.
- B. Enclosures for urban livestock shall be secured with a fence sufficient to prevent livestock from running at large. Any livestock outside such an enclosure shall be considered a nuisance and subject to capture by an animal control officer.
- C. No more than two (2) animals per every one (1) acre of enclosed area shall be permitted at any one time.
- D. Livestock shall be provided with adequate food and water. They shall be monitored for health problems common to their respective species and cared for using accepted best practices.
- E. Manure shall be stored in a manner that minimizes offensive odors. All manure not used for composting or fertilizing on the property shall be removed.

Sec. 11-183. Regulations for Controlled Urban Grazing.

- A. Controlled urban grazing may be used to manage nuisance vegetation on both public and private properties. Nuisance vegetation includes but is not limited to non-native, invasive, and noxious species as well as those that cannot otherwise be reasonably removed using conventional mechanical methods. Only goats and sheep may be used for this purpose.
- B. Any area in which animals are grazing for this purpose shall be enclosed within a temporary four-foot (4') electric fence that will reasonably keep said animals from leaving the enclosed area. Warning signs no less than two (2) square feet in size must be posted at 15-foot (15') intervals notifying the public of the presence of the fence. Signs must be visible for the duration of the activity. No enclosure shall remain in place for more than thirty (30) consecutive days.
- C. No more than ten (10) animals per every one (1) acre of enclosed area shall be permitted at any one time.
- D. Grazing animals shall be provided with adequate food and water. They shall be monitored for health problems common to their respective species and cared for using accepted best practices.

Sec. 11-184. Nuisances, Violations, and Variances.

- A. Whenever the City determines that a nuisance as defined in this article exists, except when in a public right-of-way, a courtesy notice shall be issued to the respective property owner without penalty. Any nuisance not resolved within seven (7) days of the courtesy notice shall result in a citation and a one hundred dollar (\$100) fine. If the nuisance has not be resolved within seven (7) days of the citation, the City shall be empowered to abate the nuisance. Any and all costs associated with the abatement shall be charged to the property owner.
- B. Whenever the City determines that any other violation of this article exists, a courtesy notice shall be issued to the property owner without penalty. Any violation that remains after seven (7) days shall result in a summons to an administrative hearing at the earliest available time.
- C. Property owners may apply for a variance from this Article. Variance requests shall be reviewed by City staff. Staff shall make recommendations to approve or deny the request to the Planning & Zoning Commission based on whether or not the request is in the best interest of the public health, safety, and welfare. Said Commission shall hold a hearing on the merits of the variance request and decide by simple majority vote whether or not to grant the request. This shall be the final administrative decision.
- D. All courtesy notices and citations shall be posted physically on the subject property as well as mailed to the property owner. All administrative hearings shall be conducted in a manner consistent with the application of the property maintenance and zoning codes. All variance requests shall adhere to the procedures as found in the zoning code.