



Chickens, Signs & Other Hot Topics

Topics Covered

- **Yard Birds**
- **Gardens**
- **Wildfires & Droughts**
- **Mobile Vendors**
- **Wind Turbines**
- **Solar Arrays**
- **Rainwater Collection**
- **Digital / Electronic Signs**
- **Lighting Regulations**
- **Public Improvement Districts**

Yard Birds

- **Benefits:** Fresh Poultry
- **Concerns:** Health, Sanitation, Noise, Aesthetics
- **Common Regulations:**
 - Requiring a CUP verifying minimum lot size and setbacks
 - Permit to Raise Fowl subject to annual inspections
 - Permit Fee
 - Sanitary conditions
 - Bleaching of coop



Gardens

- **Benefits:** Fresh Produce
- **Concerns:** Aesthetics
- **Typical Regulations:**
 - Prohibitions of certain activities in front yards or side yards.
 - Setbacks
 - Landscaping



Wildfires & Drought

- Half-billion trees died across Texas in 2011
- Possible Regulatory Responses:
 - Landscaping with native /drought tolerant plants
 - Expedited permitting process for tree / brush removal
 - Mandate or Incentives for Firebreaks / fire safety buffer zones
 - Require or promote routine removal of dead brush.
 - Require fire sprinklers in homes.



Mobile Vendors

■ Food, Goods & Services

■ Benefits: More Food Options

■ Concerns: Health, Unfair Competition

■ Typical Regulations:

- Health / Food Licensing
- Special Use Permits
- Hours of Operation
- Proximity to Brick-n-Mortar
- Parking
- Lighting
- Signage
- Restrooms
- Utilities



Wind Turbines

- **Benefits:** Alternative Energy
- **Concerns:** Aesthetics, Safety, Property Values, Noise
- **Typical Regulations**
 - Wind Farms v. Individual Units
 - Location (Residential v. Non)
 - Setbacks (Fall Zones)
 - Site Plan & CUP
 - Height
 - Lighting & Noise



Solar Panels

- **Benefits:** Alternative Energy
- **Concerns:** Aesthetics, Fire Safety, Property Values, Glare
- **Typical Regulations:**
 - Solar Farms v. Individual Units
 - Location
 - Roof Setbacks
 - Glare



Rainwater Collection

- **Benefits:** Conservation, Stormflow
- **Concerns:** Aesthetics, Backflow
- **Typical Regulations:**
 - Height Limitations
 - Setbacks
 - Backflow Restrictors



Signs

- **Benefit:** Index the Outdoors
- **Concerns:** Traffic Safety, Aesthetics
- **Typical Regulations:**
 - Location
 - Number
 - Frequency
 - Size- Height
 - Size- Area
 - Electronic
 - LED
 - Cap & Trade



Lighting

- **Benefits:** Dark Skies, Energy Savings

- **Typical Regulations:**

- Directional

- Shielding

- Light Trespass

- Hours of Operation

- Prohibiting Mercury Vapor fixtures

- “Sunset” Provisions



PIDs

- **PID v. MUD**

- **Benefits:** City-Created, Separate Bonding Authority, Developer Refund Sooner

- **Concerns:** Effect on Bond Rating

- **Worth Noting:**

- Bonds Secured by Property

Conclusion

