

Zoning Ordinance Amendment

Poultry Hatcheries



- In February 2026, City Council approved an amendment establishing definitions for “meat processing and storage facilities” and “poultry processing and storage facilities,” and added a new use category for those uses in the M-1 district.
- When drafting the amendments, staff did not address standalone poultry hatcheries, and unintentionally made poultry hatcheries a nonconforming use as they were outside the scope of the application.
- The intent of this amendment is to codify the long-standing interpretation that a poultry hatchery is a by right use in the M-1 district and to provide a definition that distinguishes between a hatchery and other poultry related facilities. This will clarify that these facilities are not considered nonconforming.

Poultry Processing and Storage Facility – Definition

Recently Adopted Term and Definition:

Poultry processing and storage facility: A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

Poultry Hatchery – Definition

Proposed New Term and Definition:

Poultry Hatchery: A facility or use where fertilized eggs of poultry are incubated and hatched into live poultry. The use may include accessory activities directly related to hatching, including egg handling, candling, sorting, sexing, vaccination, temporary holding, and the packaging, shipment, or distribution of live hatchlings. The term does not include slaughtering, evisceration, rendering, or the processing of poultry or poultry products for human consumption.

- Poultry Hatcheries would be permitted by right in the M-1, General Industrial District by amending subsection (22).

(22) Poultry processing and storage facilities, and poultry hatcheries.

- This will clarify that activities associated poultry hatcheries (either integrated with a processing facility or standalone) are permitted in the M-1 district without the need for a SUP.
- Staff has identified three operational hatcheries within City limits; which are all located within the M-1 district.

Recommendation

Staff and Planning Commission (6-0) recommends approval of the Zoning Ordinance amendment.