

GCOW HOA Rules for Pasturing Chickens **within the Single Family Home Properties**

- GCOW SFH: Properties size requirements is determined by Wentzville Code 205.045 and State of Missouri the lot size must be 2/10th of acre (8712 square feet). St. Charles County Assessor records will be used to determine property size.
- GCOW SFH owners must submit a request form to the GCOW BOD if the property owner is considering 'Pasturing Chickens' (GCOW website: ARCHITECTURAL & PERMIT FORMS)
- Chicken Coop construction requires Preapproval from GCOW BOD. Resident required to submit Architectural document. (GCOW website: ARCHITECTURAL & PERMIT FORMS)
 - Construction to be aesthetically pleasing to GCOW development as to not be a detriment to property values.
 - Chicken Coop structure must be maintained in accordance with the maintenance of home as defined in the GCOW DCCR.
 - Chicken Coop must be:
 - Fully enclosed chicken runs (no free roaming)
 - Structure not to exceed 6ft in height.
 - Structure not to exceed 200 sq. feet (10ft per hen)
 - Roof constructed of standard building material not tarpaulin
 - RUNS- wire mesh, wire grid, chicken wire or permissive fence material
 - Located entirely in rear yard
 - 10ft set back from any property line, 25ft from neighboring residence
 - Rear yard same setbacks clean and maintained
 - Property owners must maintain their backyard including the chicken coop area in accordance with the GCOW DCCR documentation.
- NO commercial, No business operations related to chickens and or their eggs allowed
 - No breeding use
 - No advertising of chickens or eggs
 - No selling eggs, chickens or any goods or products derived from the chicken or eggs
 - No slaughtering
 - No roosters
- Food and feed shall be stored in vermin-free watertight receptacles.
- All stored manure must be covered fully in enclosed containers, no more than 3 sq feet.
- All manure not stored must be removed and not used as compost or fertilizer
- Odor and noise shall not be perceptible at the property boundaries
- Owners are required to take necessary precautions to reduce attractions of predators and rodents, insects, parasites. Chickens that are infested must be removed.

*Violation of any type outlined in the policy, the homeowner/property owner will be fined in accordance with the GCOW DCCR.

<https://www.senate.mo.gov/>

LAND RESTRICTIONS ON THE OWNERSHIP OR PASTURING OF CHICKENS

This act provides that no deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting ownership or pasturing of up to 6 chickens on a lot that is 2/10ths of an acre or larger, including prohibitions against a single chicken coop designed to **accommodate up to 6 chickens**.

A homeowner's association, as defined by law, may adopt reasonable rules, subject to applicable statutes or ordinances, regarding ownership or pasturing of chickens, including a prohibition or restriction on roosters. (Section 442.404)

This provision is identical to SB 985 (2024) and is similar to HB 1514 (2024), HCS/HB 2206 (2024), and SB 400 (2023).

On July 9, 2024, Governor Parsons signed HB 2062, which overrules homeowners' association ("HOA") restrictions on the ownership or pasturing of chickens. Codified at R.S.Mo. § 442.404.5(1) & (2), this new law becomes effective on August 28, 2024. Here is what the new law states:

5. (1) No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting ownership or pasturing of up to six chickens on a lot that is two-tenths of an acre or larger, including prohibitions against a single chicken coop designed to **accommodate up to six chickens**.

(2) A homeowners' association may adopt reasonable rules, subject to applicable statutes or ordinances, regarding ownership or pasturing of chickens, including a prohibition or restriction on ownership or pasturing of roosters.

The law supersedes common HOA rules against the keeping of livestock in respect to chickens and requires an HOA to allow owners to **keep up six chickens** on lots that are at least two-tenths (.20) of an acre. The law does not overrule local ordinances regarding the keeping of chickens and allows HOAs to adopt reasonable rules regarding the keeping of chickens, such as a prohibition on roosters.