



City of Hialeah, Florida
Planning & Zoning Division
501 Palm Avenue, 2nd Floor
Hialeah, FL 33180

PIGEON LOFT REGISTRATION

Permit ZN # _____

Name of Applicant

- Property Owner
 Tenant

Street Address

Telephone Number

Zoning District

Email Address

Membership Information:

Name of Property Owner or Representative(print or type)

Contact Name

Corporation Name

Telephone Number

Street Address

Suite

Email Address

I am requesting a Pigeon Loft Permit to maintain a loft as shown in the sketch that is part of this application:

- Pigeon Loft having the dimension of _____ square feet

Number of pigeons: _____

Setbacks: Rear.....Side.....distance to main residential building.....

City of Hialeah Code of Ordinances Section 98-1680 (c) is part of this application package.

Cost: \$ 60 initial permit, \$25 annual re-inspection fee

PIGEON LOFT REGISTRATION

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I have read, understand and acknowledge compliance with the regulations affecting pigeon lofts set forth in Section 98-1680 and 98-497 of the Code of Ordinances of the City of Hialeah, Florida

Applicant Name (print or type)

Applicant Signature

Date

I authorize the applicant to place the pigeon loft as indicated in the application. I acknowledge that if the applicant violates the code, I may be held responsible and face code enforcement proceedings pursuant to Chapter 22 of the City of Hialeah, Florida, Code of Ordinances

Owner Name

Owner Signature

Date

FOR CITY USE

Initial permit issued:	<input type="checkbox"/> NO	<input type="checkbox"/> YES Dates: _____
Sketch of Proposed Location:	<input type="checkbox"/> NO	<input type="checkbox"/> YES (See Comment)
Proposed loft Compliant:	<input type="checkbox"/> YES	<input type="checkbox"/> NO (See Comment)
Updated Membership ID	<input type="checkbox"/> YES	<input type="checkbox"/> NO
\$ 60 Application Fee	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Permit issued	Date: _____ Month: _____	

Comment:

Reviewed By: _____ Date: _____

APPROVED BY: _____ Date: _____

Sec. 98-497. Additional uses.

The following additional uses shall be permitted in the R-1 one-family district, subject to setback, yard, height and other restrictions as set out in this division or as specifically set out for each use:

- (1) One single-family residence.
- (2) Accessory buildings and uses incidental to each single-family residence when placed on the same lot or parcel of land and not used or operated commercially or for industry.
- (3) Public schools owned by federal, state, county or city governments and church schools; provided, however, that this subsection shall not be construed to permit the construction or operation of church buildings or other places of worship.
- (4) Playgrounds, parks or reservations owned and operated by the city.
- (5) Flower and vegetable gardens and groves, provided no signs, displays or stands are used in conjunction therewith and they not operated commercially.
- (6) Buildings used exclusively and owned by the federal, state, county or city government for public purposes.
- (7) State-licensed or state-registered family day care homes as defined by F.S. § 402.302 (7).

- (8) One pigeon loft shall be permitted in detached single-family homes on lots of no less than 50 feet wide by 100 feet in depth to accommodate no more than a total of 20 domestic pigeons, including pigeon cocks, pigeon hens, and pigeon hatchlings or offspring. To the extent that a townhouse is situated in a R-1 district, the loft may be permitted on lots of no less than 135 feet in depth to accommodate no more than a total of ten domestic pigeons, including pigeon cocks, pigeon hens, and pigeon hatchlings or offspring. This use shall be permitted, subject to the same restrictions herein, for townhouses situated in the R-4 Townhouses zoning district.

(Ord. No. 771, § 7, 1-26-1954; Ord. No. 788, § XIII, 5-25-1954; Code 1960, § 32-14(b); Ord. No. 1592, § 1, 7-9-1963; Ord. No. 1787, § 1, 7-13-1965; Ord. No. 3084, § 2, 7-13-1976; Ord. No. 3127, § 2, 9-28-1976; Ord. No. 78-32, § 1, 3-28-1978; Ord. No. 78-36, § 2, 3-28-1978; Ord. No. 81-158, § 1, 12-8-1981; Ord. No. 83-51, § 1, 5-10-1983; Ord. No. 84-168, § 1, 11-29-1984; Ord. No. 94-32, § 4, 4-12-1994; Ord. No. 2005-24, § 2, 2-22-2005; Ord. No. 2012-36, § 1, 6-26-2012)

Sec. 98-1680. Pigeon lofts.

- (a) **Construction standards.** Detached pigeon lofts shall be constructed in a tradesman-like manner and of new materials. It must be weatherproof and constructed and maintained in a manner as to prevent the harborage of vermin and other pests. If wood is used, it must be pressure treated and all connectors must be galvanized. It shall be elevated at least one and one-half foot off the ground and properly anchored to the ground. A concrete slab of at least four inches thick and having an apron exceeding the perimeter of the loft by six inches all around is encouraged. There shall be at least two feet of pervious area surrounding the concrete pad to allow for adequate drainage. The loft shall have four walls, be no greater than 64 square feet, for lofts in single-family homes housing a maximum of 20 pigeons, or no greater than 40 feet, for lofts in townhouses housing a maximum of ten pigeons, and not exceed seven and a half feet in height, when measured from the ground level. The suspended floor shall be constructed of wood with absorptive qualities for regular ease of scrape cleaning. The floor shall be scraped and cleaned at least once every week. The roof shall have an overhang on all sides sufficient to protect the interior from rain. The loft, including the roof, shall be clad with a smooth material. There shall be no electrical or plumbing service. The loft shall be evenly painted.
- (b) **Loft setbacks and site requirements.** The loft shall be located in the rear yard with at least ten feet of separation from the rear and side property lines and ten feet from the main residential building. The loft shall not be placed within an accessory building, shed, open or enclosed terrace or other enclosed space. If no concrete pad is built, then the loft shall be placed on a pervious surface such as lawn, soil, or gravel, exceeding the perimeter of the loft by at least two feet. No waiver or variance of the number of pigeons, number, size, or location of the loft shall be granted. Only applications for variances of the lot size and setbacks may be considered.
- (c) **Registration.** Prior to constructing the loft and keeping pigeons pursuant to this section, the pigeon fancier must make an application for a certificate of registration on a form approved by the city. The applicant must submit a sketch of the loft proposed to be built including details of all the specifications required herein, proof of membership with a chartered pigeon club, proof of pigeon registration or ownership, proof of property ownership or lawful tenancy and an application fee of \$60.00. The city shall conduct an inspection of the property for compliance with all the requirements of this section within thirty days from the receipt of the application. The city shall inspect the property each year thereafter upon payment of a \$25.00 re-inspection fee. Failure to timely apply for the annual re-inspection shall constitute a violation of this section.

(Ord. No. 2012-36, § 1, 6-26-2012)

Palomares- Traducción al español de las secciones 98-497 (8) y 98-1680 del Código de Ordenanzas de la Ciudad de Hialeah

Según la Sección 98-497(8) del Código de Ordenanzas de la Ciudad de Hialeah un palomar está permitido en las residencias unifamiliares independientes (detached en ingles) construídas en lotes de no menos de 50 pies de ancho y 100 pies de profundidad para acomodar no más de 20 palomas del tipo doméstico. El total de las 20 palomas de tipo doméstico incluye palomas gallo, palomas gallina, crías y descendientes.

Townhouses ubicados en terrenos con zonificación R-1 podrían permitir un palomar siempre y cuando el terreno tuviera no menos que 135 pies de profundidad. En éste caso el máximo número de palomas permitido es 10 incluyendo palomas gallo, palomas gallina, crías y descendientes. Este uso podría ser extendido a townhouses ubicados en terrenos con zonificación R-4, sujeto a las mismas restricciones.

Según la Sección 98-1680 del Código de Ordenanzas de la Ciudad de Hialeah los requisitos para la construcción de palomares son los siguientes:

(a) Estándares de construcción: Los palomares independientes deben ser construídos de acuerdo a la tradición del oficio y con materiales nuevos. Debe ser impermeable y construída y mantenida de manera tal que evite el crecimiento de hongos, bichos u otras pestes. En el caso de utilizar madera, ésta debe ser del tipo tratado a presión y todas las piezas de conexión deben ser galvanizadas. La estructura debe estar elevada al menos 1 pie y $\frac{1}{2}$ del suelo y debidamente anclada al suelo. Se sugiere construir un contrapiso de concreto de no menos de 4 pulgadas de espesor que sobresalga 6 pulgadas del perimetro de la estructura del palomar. Debe haber una superficie permeable de no menos de 2 pies alrededor del contrapiso, para permitir un adecuado drenaje del agua. El palomar debe tener cuatro paredes, tener un area maxima de 64 pies cuadrados para palomares que albergan 20 palomas y un máximo de 40 pies cuadrados para palomares de 10 palomas. La altura maxima permitida son 7 pies y $\frac{1}{2}$, medidos desde el nivel del terreno. El piso suspendido debe ser construído de madera con cualidades absorbentes para facilitar la limpieza. El piso debe ser limpiado y rasquetado un mínimo de una vez por semana. El techo debe tener un alero en todo su perímtero para proteger el interior de las lluvias. El palomar, incluyendo el techo, debe ser cubierto con un material de textura lisa. No se permiten instalaciones eléctricas o de plomería. El Palomar debe estar pintado de manera pareja.

(b) Retiros obligatorios y requisitos del terreno. El palomar debe estar colocado en la parte trasera del terreno de la casa con una separación de no menos de 10 pies de las líneas de propiedad trasera y lateral y por lo menos 10 pies separado de la vivienda principal. El palomar no debe ser instalado en una estructura auxiliar, depósito, terraza abierta o cerrada o ningún otro espacio cerrado. Si no se construyera un contrapiso de concreto, el palomar debe ser ubicado sobre una superficie permeable como grama, tierra o gravilla sobrepasando el perimetro de la estructura del palomar. No se permiten excepciones ni variantes del número de palomas,

número, dimensiones o ubicación del palomar. Sólo pueden ser consideradas variantes del tamaño de lote y retiros.

(c) Registro. Previamente a la construcción del palomar y posesión de palomas de acuerdo a ésta sección del código, el criador de palomas debe presentar una aplicación para un certificado de registro en un formulario aprobado por la Ciudad de Hialeah. El aplicante debe presentar un esquema del palomar propuesto incluyendo todas las especificaciones requeridas, la prueba de pertenencia a una sociedad columbófila registrada, prueba de registro o propiedad de las palomas, prueba de propiedad de la vivienda y una tarifa de aplicación de \$60.00. La ciudad debe efectuar una inspección de la propiedad para verificar el cumplimiento de los requisitos de ésta sección, dentro de los 30 días del recibo de la aplicación. La ciudad inspeccionará la propiedad una vez por año con una tarifa de \$25.00 por cada re-inspección. La no solicitud de la inspección anual por parte del aplicante constituye una violación de ésta sección del código.