

Town of

Zoning Department

William Mulholland
Zoning Official



East Lyme

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Niantic, Connecticut 06357

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Richard Gordon, Chairman
East Lyme Planning Commission
Town of East Lyme
108 Pennsylvania Ave
Niantic, CT 06357

February 24, 2025

RE: East Lyme Zoning Commission
Referral/ Zoning Regulation Text Amendment Proposal

Dear Mr. Gordon,

I am writing to refer the following application for your review and comment in accordance with Section 8-3 a of chapter 124 of the Connecticut General Statutes.

1. Application of the East Lyme Zoning Commission for Proposed Text Amendment to the East Lyme Zoning Regulations Section 20.25 Outdoor Dining by modifying Section L. The purpose of the change is to clarify the regulation.

The Zoning Commission has scheduled a public hearing for **April 10, 2025**. Please forward any comments for inclusion into the public hearing record. If you have any questions, please do not hesitate to contact the Zoning Commission staff person, Mr. Mulholland.

Sincerely,



Nancy Kalal
Secretary, East Lyme Zoning Commission

Hand delivered date: 2/21/2025

CURRENT:

- L. Outdoor dining areas shall not be enclosed either by permanent or temporary structures, tents or buildings. It may be established under a covered porch area which is an integral part of the building in which a restaurant operates.

Permitting Process:

1. The special permit for establishments which serve alcoholic beverages under this section shall be valid for one year from the date of approval and may be renewed for a period not to exceed one (1) year subject to an approval of a special permit.
2. Permits for establishments which do not serve alcoholic beverages, shall be valid for three years from the date of approval and may be renewed subject to an approval of a permit by the Zoning Official.

PROPOSED CHANGE:

- L. Outdoor Dining areas shall not be enclosed by permanent or temporary buildings or structures.

1. Covers, canopies, tents, sunshades, sail shades, and similar structures are not permitted.
2. Only circular umbrellas, a minimum of seven (7) feet above the surface with a minimum diameter of seven (7) feet and a maximum of nine (9) feet and properly weighted to prevent dislodgement from winds are allowed. Such umbrellas shall be of fabric material and shall not display any advertising, either of products or branding, of any kind.
3. Tables and chairs shall be of durable commercial grade product, properly weighted, to prevent displacement by wind.
4. Any umbrella proposed for an outdoor dining area shall be included in all applications.
5. All applications shall include any and all forms of lighting.

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