

# Town of

## Zoning Department

*William Mulholland*  
Zoning Official



# East Lyme

108 Pennsylvania Ave  
Niantic, Connecticut 06357  
(860) 691-4114  
Fax (860) 691-0351

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

March 4, 2025

RE: East Lyme Zoning Commission  
Referral/ Zoning Regulation, Zone Change & 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. The East Lyme Zoning Commission proposal to rezone all of the existing RU 80 Zoning District, as delineated on the East Lyme Zoning Map and northerly of I-95, to a new RU 200 Zoning District.
2. In addition, it is further proposed to amend the East Lyme Zoning Regulations by adding a new Section 2A RU 200 and update the Section identifiers as necessary.

Attached you will find the proposed Text Amendment and description of proposed Zone Change and Map.

The Zoning Commission has scheduled a public hearing for **April 24, 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,

A handwritten signature in blue ink that reads "Nancy Kalal".

Nancy Kalal  
Secretary, East Lyme Zoning Commission

Hand delivered date: 3/4/25

Proposed RU-~~80~~ to RU-200 Zone Change  
Metes and Bounds Description

Beginning at the southwestern corner of the existing RU-80 district, as delineated on the current official Town of East Lyme Zoning Map, dated 02/07/2024, north of the Interstate 95 highway, which intersects the RU-40 district and the Town of Lyme, running northeasterly following the existing southerly boundary of the RU-80 district to a point intersecting the boundary of the Town of Montville and East Lyme, and the RU 40 district running northwesterly following the existing RU-80 district, along the Montville/East Lyme boundary, to a point at the Town of Salem, Montville, and East Lyme boundaries, thence running westerly following the existing RU-80 district, along the Salem/East Lyme boundary to a point at the Town of Lyme, Salem, and East Lyme boundaries, thence running southerly following the existing RU-80 district along the Lyme/East Lyme boundary to the point of beginning.

March 4, 2025

# SECTION 2A

## RU-200 RURAL DISTRICTS

GENERAL DESCRIPTION AND PURPOSE- Outlying areas of town generally characterized by agricultural or open land, with sparse population and served by local roads. It is the purpose of these regulations to preserve the rural character of the RU-200 Districts.

2A.1 PERMITTED USES- The following uses of building and/or land and no others are permitted.

2A.1.1 Single family detached dwelling

2A.1.2 Agricultural or farm use, including raising livestock or poultry providing they are kept not less than 100 feet from any lot line.

2A.1.3 Forestry

2A.1.4 Nursery or greenhouse provided that they are not less than 100 feet from any lot line.

2A.1.5 Accessory uses customarily incidental to any of the above permitted uses, including home occupations, subject to the provisions of Section 20.3.

2A.1.6 Professional offices located within the owner's place of residence and dwelling.

2A.2 SPECIAL PERMIT USES- The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit requirements of Sections 25 and 25.5.

2A.2.1 Bed & breakfast

2A.2.2 Stand for the display and sale of produce grown on the premises

2A.2.3 Kennels, veterinary clinic, riding or boarding stables

2A.2.4 Commercial golf, tennis, or similar club

2A.2.5 Sawmill

2A.2.6 Commercial greenhouse or nursery

2A.2.7 Antique shop

\*ALSO SEE SECTION 20- GENERAL REGULATIONS\*

2A.3 DIMENSIONAL REQUIREMENTS

2A.3.1 LOT SIZE- Within the RU-200 District, no lot shall be less than 200,000 square feet in area.

2A.3.2 LOT FRONTAGE- Each lot shall have not less than 200 feet of frontage, unless the lot is located on the half-circle of a cul-de-sac where 75 feet frontage will be allowed. There may be a maximum of four (4) lots with a 75 foot frontage on the half-circle.

2A.3.3 SETBACKS- No building or structure shall be placed on a lot less than 50 feet from the street line or 30 feet from any other lot line.

2A.3.4 COVERAGE- The total lot coverage of all buildings and structures on a lot shall not exceed 15% of the lot area.

\*For residential subdivisions, see Section 23 “Conservation Design Development”

Propose Zone Change: RU-80  
to RU-200 only for RU-80  
above I-95, as outlined in  
yellow below

### Town of East Lyme Zoning Map

- ADU Affordable Housing (New)
- AMHA Adult Home (Healthcare/Medical)
- C-1 Commercial
- C-2 Commercial
- C-3 Commercial (Special District)
- C-4 Commercial (Special District)
- C-5 Commercial (Special District)
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- C-99 Commercial (Special District)
- C-100 Commercial (Special District)

Zoning Map  
Approved by East Lyme Commission on 11/15/2023  
Resubmitted to Board of Selectmen  
11/15/2023  
11/15/2023  
11/15/2023

