

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

September 25, 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.

The East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by adding Sections 6.1.6, 7.1.6 'Agricultural or Farm-Poultry (6 or less)' and by amending Section 25.5 'Table of Minimum Controls'.

*The proposed changes have been included.

The Zoning Commission has scheduled a public hearing for **November 6, 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 to G. Goeschel: September 25, 2025

<u>Section #</u>	<u>Proposed Change</u>
New 6.1.6	Agricultural or Farm-Poultry (6 or less)
New 7.1.6	Agricultural or Farm-Poultry (6 or less)
Modify 25.5	Agricultural or Farm-Poultry (6 or less) 1. Use shall be on a lot not less than one (1) acre, R-12 & R-10 Zones require 10,000 square feet’. 2. Minimum one (1) acre required, R-12 & R-10 Zones require 10,000 square feet’.

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MEMO TO: East Lyme Zoning Commission

FROM: William Mulholland, Zoning Official *WM*

RE: Proposed Zoning Regulations Text Amendment: Poultry

DATE: September 24, 2025

As requested, below you will find a proposed text amendment to expand the existing zoning regulations governing the keeping of chickens. This change will permit this activity in the R-12 and R-10 zoning districts as it is not presently allowed. The zoning code currently regulates the use as follows in four (4) of the six (6) residential districts:

1. RU-200 Zone-an as of right use
2. RU-120 Zone- an as of right use
3. RU-80 Zone- an as of right use
4. RU-40 Zone-Section 5.14 as of right for six (6) or less as regulated in Section 25.5 which states:
AGRICULTURAL OR FARM- POULTRY (6 OR LESS*)

Zone(s): RU-200, RU-120, RU-80, RU-40

Controls:

1. Use shall be on a lot not less than one (1) acre.
2. Minimum one (1) acre required.
3. No roosters permitted.
4. No more than six (6) hens may be kept.
5. A chicken coop and enclosure (pen) shall be required on all properties where chickens are kept.
6. Chickens are allowed only in the chicken coop and outdoor enclosure. Free range activity is not permitted.
7. The coop shall accommodate not more than six (6) chickens. The coop and coop yard may not be located in a front or side yard and shall not be visible from a street or neighboring property.
8. The coop shall be a minimum size of six feet by eight feet by six feet (6'x8'x6') in height.
9. The coop enclosure shall be fenced.
10. The coop and enclosure may not be located within the required setback of the underlying zone.
11. Any composting of waste shall comply with Connecticut's Best Management Practices for Agriculture.
12. Waste materials must be disposed of in a manner that will not cause odors, flies, or attract vermin

The coop and enclosure must be clean and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring properties.

*Note: A Special Permit is not required for uses under this section

Because these regulations are in place and apparently are managing the use as originally designed, it is proposed to also use these regulations in the R-12 and R-10 zones. This would result in the regulations being the same in all residential zones. Therefore, it is specifically proposed to add new Section 6.1.6 'Agricultural or Farm Poultry – six (6) or less' to the R-12 zoning regulation and to add new Section 7.1.6 'Agricultural or Farm Poultry – six (6) or less' to the R-10 zoning regulation. It is further proposed to modify items 1 and 2 of Section 25.5 'Table of Minimum Controls' to include 'R-12 & R-10 Zones require 10,000 square feet'.