

Town of
Zoning Department

William Mulholland
Zoning Official



East Lyme
108 Pennsylvania Ave
Niantic, Connecticut 06357
(860) 691-4114
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Richard Gordon, Chairman
East Lyme Planning Commission
Town of East Lyme
108 Pennsylvania Ave
Niantic, CT 06357

December 31, 2025

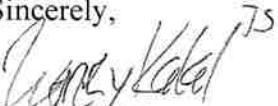
RE: East Lyme Zoning Commission
Referral/ Zoning Regulation Text Amendment Proposal

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.

Application of the East Lyme Zoning Commission to amend the East Lyme Zoning Regulations by amending Section 6, Section 7, and Section 25.5 to allow the keeping of poultry.

The Zoning Commission has scheduled a public hearing for February 5, 2026. 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,

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Nancy Kalal
Secretary, East Lyme Zoning Commission

Hand delivered to G. Goeschel: December 31, 2025

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MEMO TO: East Lyme Zoning Commission
FROM: William Mulholland, Zoning Official
RE: Proposed Zoning Regulations Text Amendment: Poultry
DATE: December 2, 2025

As requested, below you will find a proposed text amendment to expand the existing zoning regulations governing the keeping of poultry. 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, with the new language in yellow and existing language in black.

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
5. **R-12 Zone- an as of right use**
6. **R-10 Zone- an as of right use**

Section 25.5, Control Section, states:

AGRICULTURAL OR FARM- POULTRY (6 OR LESS*)

Zone(s): RU-200, RU-120, RU-80, RU-40, R-12, R-10

Controls:

1. Use shall be on a lot not less than one (1) acre.
2. **In R-12 & R-10 Zones, the minimum lot size required shall be 50% of the required lot size for the district.**
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' x 8' x 6') in height. In R-12 & R-10 Zones, the coop may be no less than six feet by six feet by six feet (6' x 6' x 6') 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 for six (6) or less poultry

It is proposed to specifically modify the Zoning Regulations as follows to permit the "raising or keeping" six (6) or less poultry in the R-12 & R-10 Zoning Districts.

-In Section 6, R-12 Zone, *add* the following new Section:

6.1.6 Poultry, six (6) or less (see Section 25.5)

-In Section 6 R-12 Zone *amend* the following Section to read:

6.2.2 Agricultural or farm use, including the raising of livestock or poultry (more than six (6)).

-In Section 7, R-10 Zone, *add* the following new Section:

7.2.6 Poultry, six (6) or less (see Section 25.5)