

ZONING REGULATION AMENDMENTS

EFFECTIVE JUNE 1, 2016

Add Section 3.4.1.C

Where a property in the Rural District was developed or created prior to January 15, 2015, or a lot is proposed to be subdivided to only create two lots, the following regulations shall apply:

Minimum Lot size: 80,000 square feet of which 45,000 square feet is contiguous buildable area, within which a 150 foot square is buildable area.

Minimum Lot Frontage on a Street: 300 feet on arterial and collector streets and 200 feet on local and dead end streets.

Minimum Front Yard Setback (from Property Line): 100 feet for new construction on arterial and collector streets and 75 feet elsewhere.

Minimum Side Yard Setback: 25 feet.

Minimum Rear Yard: 25 feet.

Maximum Building Height: 35 feet.

Maximum Lot Coverage: 7.5%

Add Section 8.9.5.A.1

For all properties in any district with less than 100,000 square feet, up to eight (8) hens or rabbits may be housed on the property providing the following conditions are met:

- a. The use shall be confined to an enclosure of no more than 400 square feet in area which must be located in the rear yard. The fence enclosures must be located at least 25 feet from any street line, at least 15 feet from any dwelling on an abutting property and at least 5 feet from any property line. In the instance that more than one distance requirement shall apply, the greater distance requirements shall apply.
- b. There must be adequate fencing in the yard to prevent animals from escaping.
- c. A building shall be required for hens and rabbits. Any permanent building used for this purpose shall be located at least 25 feet from any lot line. All such buildings shall be constructed and all food products kept so as to prevent offensive odors and the presence of pest and predators.
- d. Movable shelters, not permanently attached to the ground are allowed without a zoning permit, but still are subject to the 15 foot separation from a dwelling on an abutting lot. Shelters that are permanently attached to the ground will require a zoning permit.

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Permanent shelters must comply with applicable standards for a detached accessory structure.

- e. No roosters or Guinea hens may be kept on any property that is less than 100,000 square feet.
- f. The keeping of hens and rabbits shall be conducted in a manner consistent with Generally Accepted Agricultural Practices as defined by the Connecticut Department of Agriculture.

Amendment to Section 11.13 BUILDING MOUNTED SIGN STANDARDS:

Section 12.0 LIGHTING

Section 12.1 on page 111 has an error on the reference of the appendix number for the guidelines established by the Illuminating Engineering Society of North America. At the end of the paragraph replace with see Appendix D.

Section 10.6

Replace Section 10.6.E on page 95 with the following:

10.6.E Have no greater than five percent 5% slope.