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Tolland Planning & Zoning Commission  
21 Tolland Green, Tolland, Connecticut 06084

**P&Z #20-13** - Proposed Amendments to Section 16-9 of Zoning Regulations to increase number of chickens allowed on lots less than 2 acres in size, revise setbacks, eliminate requirement for a zoning permit and reformatting.

Public Hearing set for **September 28, 2020** at a meeting starting at 7 p.m.

Based on the recommendations of the Tolland Agriculture Commission, the Tolland Planning and Zoning Commission proposes the following amendments.

Yellow = new language      ~~Strikeout~~ = deleted language

### Section 16-9. Livestock and Small Stock

#### A. General Requirements Based on Property Size

The private keeping of livestock and small stock, for domestic purposes only, shall meet the following criteria:

1. Two (2) or more acres: may keep small stock and livestock.
2. Less than two (2) acres and more than one and one quarter (1.25) acre. May keep small stock, subject to Special Permit approval. In its review, the Commission shall consider the proposed number of small stock, site layout and neighborhood character in determining that all provisions of this Section shall be observed.
3. ~~One half (0.5) acre to less~~ Less than two (2) acres: The keeping of chickens or other domestic fowl no larger than a chicken is permitted ~~allowed with a Zoning Permit~~ provided the following regulations are met:
  - a. Roosters or guinea fowl are not permitted.
  - b. ~~No more than six (6) hens / fowl are to be kept.~~ Limitations on number:
    - 1) There shall be no more than 12 hens / fowl on parcels of less than one acre.
    - 2) There shall be no more than 24 hens / fowl on parcels that are one (1) acre to 1.99 acres.
  - c. The hens / fowl shall be confined to a fenced enclosure ~~in an area located in a rear yard or side yard only.~~ The fenced enclosure shall be a minimum of 75 40 feet from the ~~street~~ front property line and 10 feet from the side and rear property lines.
  - d. The coop shall be a minimum of 75 feet from the ~~street~~ front property line and 25 feet from the side and rear property lines.

- e. A zoning permit is not required for the keeping of hens / fowl. A zoning permit is required for a coop if the coop is greater than 100 square feet in size.

**B. Additional Requirements**

1. All livestock shall be kept in such a manner that there shall not be undue detrimental impact through noise, smell, vermin or runoff to neighboring properties or watercourses.
2. Manure and clearings shall be confined to an area visually screened from adjacent properties.
3. An appropriate building conforming to safe building standards shall be provided for the keeping of any livestock.
4. All livestock shall be suitably contained on the premises.
5. Any structure used for the keeping of livestock and manure storage area shall be located a minimum distance of 75 feet from any front, side or rear property line.
6. Fenced-in areas intended to keep livestock confined to a small area, such as holding pens and dry lots, shall be located a minimum distance of 75 feet from any front, side or rear property line.
7. There is no minimum yard setback for a fenced-in area that provides livestock the ability to graze or exercise and is able to maintain a vegetative cover. If such an area is unable to maintain a vegetative cover, it shall be located a minimum distance of 75 feet from the front, side or rear property lines.

**Daigle, Karen**

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**From:** Cindy Murdock <cmurdock@tolland.org>  
**Sent:** Wednesday, August 26, 2020 12:37 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Tolland Planning & Zoning Commission Application #20-13, Proposed Zoning Regulation Amendments  
**Attachments:** PZC Application 20-13 Chickens on Small Lots.pdf

Town Clerks of Vernon, Coventry, Ellington and Willington

**Subject: Tolland Planning & Zoning Commission Application #20-13, Proposed Zoning Regulation Amendments.**

Dear Town Clerks,

Attached is an application PZC #20-13, proposed Zoning Regulation Amendments to Section 16-9. to increase number of chickens allowed on lots less than 2 acres in size, revise setbacks, eliminate requirement for a zoning permit, and reformatting. Pursuant to Executive Order 71, this notice is being emailed to you. The public hearing is scheduled for September 28, 2020.

The application may be viewed online, please visit: <https://www.tolland.org/planning-zoning-commission/pages/applications-pending>

If you have any questions, please feel free to contact me.

Have a great day,

*Cindy Murdock, CZET*  
Executive Secretary for Planning & Development  
21 Tolland Green  
Tolland, CT 06084  
860-871-3669