

FOR DISCUSSION PURPOSES ONLY

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To: [DeCarli, Jeremy](#)
Subject: East Haddam Regulations
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Hey Jeremy!

I believe this is the zoning requirements for East Haddam in regards to a wedding venue being an accessory to a farm. We do grow hay on our farm for a local farmer. We can discuss further tomorrow but wanted to send this over prior.

Thanks!
Nicole

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SECTION 7 GENERAL REQUIREMENTS

7.1. Accessory Buildings or Structures: Accessory buildings or structures shall be subject to the height and yard requirements for the zone in which such building or structure is located. Accessory buildings may be used for dwelling purposes provided that the total number of family units is not greater than permitted by these Regulations for the subject zone, and provided also that the living space, floor area, and lot area per family unit shall not be less than permitted by these Regulations for the subject zone. In addition, occupancy of an accessory building which is accessory to a commercially-operated farming enterprise and which is used by one or more full-time hired hands for sleeping only shall be allowed, as per Section 10.1.4.9 of these Regulations.

Accessory Uses to Agriculture: The following activities are recognized as a normal part of agriculture uses and are therefore allowed as a Permitted Use: 1) retail sale of agricultural products produced on a Farm, including dairy products, vegetable, fiber, poultry, beef, and other customary, agricultural products. No less than twenty-five (25) percent of the products (both by volume and by product type) shall be raised or produced on the Farm. The maximum square footage of a Farm Stand, including both enclosed and outdoor display areas, shall be seventy-five (75) square feet for each acre of land on the same lot with the Farm which is under cultivation.

Other activities that may have greater public participation such as corn mazes, horse shows, seminars/meetings, a tasting or sampling room, on site tours for the public to see the operation or production of the product, training and lessons for individuals, public events (such as rentals for weddings, showers, etc.), and artist exhibitions shall require a Special Exception Review and approval as an accessory use by the Planning and Zoning Commission. Such activities are to be complementary and subordinate to the principal agricultural use. The Commission will be reviewing the proposed frequency of events, event traffic, parking, lighting, noise levels, and the sanitation facilities needed. The accessory activities may be permitted as a Special Exception provided the activity is in harmony with the surrounding properties with respect to scale and density of development, shall not depreciate surrounding property values, and shall blend with the historical character of surrounding buildings and landscape.

7.2. Auto Courts: No auto court shall be constructed or set up unless prior approval is received from the Commission as a Special Exception.

7.3. Buildable Area: For the purpose of determining minimum lot area or parcel size, maximum lot coverage, and maximum building coverage in all zones and districts, including floating zones, the following shall be excluded: the high water level of areas covered by water (such as lakes, rivers, streams, ponds and swamps), as opposed to areas designated as inland wetlands by the East Haddam Inland Wetlands and Watercourses Regulations, but not covered by water.

7.4. Building Coverage: No building or buildings shall occupy in the aggregate a greater percentage of lot area than indicated under the heading "Building Coverage" in the tables applicable to the district or zone in which such building is located.

7.5. Camper Coaches or Travel Trailer: No camper or travel trailer shall be used as a permanent or seasonal dwelling unit.

7.6. Child Day Care Center - Subject to the approval of the Planning and Zoning Commission as a Special Exception following Site Plan Review and meeting the following criteria: (1) A minimum of one space for every three children shall be provided with a minimum of ten spaces provided for any site. (2) Site requirements should show access road and adequate loading and turn around area in the parking area. (3) If any nourishment is going to be provided it should be stated on the site plan. (4) Play area and accessory uses shall be located to the rear of the