

Manchester currently has an ‘all or nothing’ approach to livestock that does not reflect the needs and expectations of residents. Before dismissing any changes as unneeded or inconsistent with promoting agriculture, note that neighboring towns considered more ‘rural’ and ‘farm friendly’ already have more prohibitive ordinances than this proposal. A sample of other Connecticut livestock zoning ordinances is included at the end.

To balance farm to neighbor relations, Manchester already has nuanced restrictions on horses and agri-tourism. Surprisingly there are no stipulations on livestock other than the allowed zone. Each cattle can produce over 60 lbs. of excrement a day. Production that is high intensity or close proximity to neighboring homes is akin to industrial pollution. While the CT Department of Agriculture may suggest certain farming practices be followed, the state does not specify setbacks or any density restrictions. They recommend that towns install buffers between agricultural and residential land use as part of their town planning process. Manchester’s current approach has not done that.

The ‘Rural Residence’ zoning has been used to create low density housing subdivisions while still allowing unlimited livestock raising near (or within) those subdivisions. It is unfortunate whenever farmland or open space is lost to create housing. However, most of the housing in Manchester has been around for several decades now and current and future residents should not be faulted for choosing to live here. Growth Management Principle (GMP) 1 part 3 states the town should ‘review zoning regulations’ and ‘protect both agricultural and residential uses when they are in proximity to each other.’

The Town Character and Zoning maps below show many areas labeled ‘Suburban’ (light yellow) that allow unlimited livestock operation due to their ‘Rural Residence’ (brown) zoning. This is against GMP 1 that seeks to cluster residential development adjacent to farmland, not have them interspersed. The rise of homesteading and concentrated animal feeding operations could entice intense livestock operations on small pieces of land next to residential homes. Most residents are unaware about the lack of any such restrictions until an issue arises. Good zoning should be about avoiding conflicts.

Proposed Changes and Additions:

Article II, Sec. 2 – Rural residence zones

2.01.03 Farming, ~~including dairy.~~

2.01.04 Livestock raising (including dairy) subject to Article IV Section 25

Article IV, Section 25: LIVESTOCK RAISING

25.00 In any zoning district where the keeping of livestock is permitted, the keeping shall be in conformance with this regulation and any pertaining state or local regulation or ordinance.

25.01 Accessory Usage

25.01.01 The keeping of livestock as a residential accessory use shall be permitted subject to the following restrictions:

25.01.02 The minimum area for large animals such as cattle shall be 1 acre per head. Horses shall be regulated as per Article IV Section 14.

25.01.03 The minimum area for medium animals such as goats, sheep, llamas, alpacas, pigs shall be 1/2 acre per head.

25.01.04 The minimum area for small animals such as geese or ducks shall be 1/8 acre per head. Chickens shall be considered small animals, but their acreage requirement shall only be for those in excess of the twelve allowed per Article II Sec 1.03.01(s)

25.01.05 The same acreage cannot be recounted for multiple types. For example, 1 cattle and 2 sheep would need two acres, not one. The required area for any horses per Article IV Section 14 shall also not be recounted for other livestock.

25.01.06 All enclosures for containment or pasturing of animals shall be at least 30 feet for any lot lines and 100 feet from any neighboring dwellings.

25.01.07 Manure shall not be allowed to accumulate or cause a health hazard from any cause

25.02.08 Manure piles shall be set back at least 50 feet from any property line, at least 100 feet from any watercourse, and at least 150 feet from any neighboring dwelling.

25.02 Non-Accessory Usage

25.02.01 Non-accessory usage for farms may have half the area required per head as defined in 25.01 subject to the following additional conditions:

- 25.02.02 Minimum lot size is 5 acres.
- 25.02.03 A site plan is filed and approved with the Planning and Zoning Commission showing the extent of the proposed operations, approximate slopes and drainage patterns, general location of streams, wetlands, buildings, fence lines, and roadways, and shall be accompanied by a written description which explains in detail how the operations shall be conducted, parties responsible, and demonstrates sound animal management practices.
- 25.01.04 All enclosures for containment or pasturing of animals shall be at least 30 feet from any lot lines and 100 feet from any neighboring dwellings.
- 25.02.05 Manure piles shall be set back at least 100 feet from any property line and watercourse, and at least 200 feet from any neighboring dwelling.
- 25.02.06 Manure shall not be allowed to accumulate or cause a health hazard from any cause.
- 25.02.07 Generally accepted agricultural practices as established by the CT Commissioner of Agriculture shall be utilized at all times, especially with regard to manure storage and management.
- 25.03 Large Scale Operation
- 25.03.01 Higher density operation may be permitted if the following additional conditions are met:
- 25.03.02 Minimum lot size is 20 acres.
- 25.03.03 A site plan is filed and approved with the Planning and Zoning Commission with a public hearing showing the extent of the proposed operations, approximate slopes and drainage patterns, general location of streams, wetlands, buildings, fence lines, and roadways, and shall be accompanied by a written description which explains in detail how the operations shall be conducted, parties responsible, and demonstrates sound animal management practices.
- 25.03.04 A written manure storage and management is developed with and approved by the CT Commissioner of Agriculture. That plan shall be followed and shall show that no adverse impact will result to the site and surrounding area.

Livestock Zoning Regulations from other CT Municipalities:

Bolton Connecticut - Has density requirements and site plan review

<https://cdn.branchcms.com/EzoynNLyL2-1704/docs/boards/zoning/regulations/Bolton-Zoning-Regulations-Complete.pdf>

6A.10A Keeping of livestock or poultry, except as permitted by Section 6A.10B below, shall be subject to the following requirements:

- a. The lot or parcel upon which one (1) head of livestock or up to ten (10) head of poultry are kept or pastured shall have a minimum area of two (2) acres;
- b. After the first head of livestock or ten (10) head of poultry the lot or parcel shall have at least one (1) additional acre for each additional livestock or each additional ten (10) head of poultry (or a pro rata proportion of one acre for fewer than ten additional head of poultry) kept or pastured;
- c. An appropriate building shall be provided for the keeping of such livestock or poultry under Section 6A.10A. Such building shall include an attached or adjacent enclosure, either a pit or structure, visually screened from adjacent properties, to which all cleanings shall be confined;
- d. All buildings and structures (other than fences under eight (8) feet high) for the keeping and housing of livestock or poultry under Section 6A.10A shall be located a minimum distance of one hundred twenty-five (125) feet from any street line, forty (40) feet from any side or rear property line, twenty-five (25) feet from any existing well and, in addition, one hundred (100) feet from any existing dwelling located on an adjacent property.
- e. A Site Plan Review shall be required if more than three (3) head of livestock and/or more than twenty (20) head of poultry are proposed for keeping simultaneously

Hebron Connecticut - Has density requirement and site plan review.

<https://hebronct.com/uploads/2018/04/Hebron-Zoning-Regulations-Effective-040918-RFS-Hyperlinked-TOC.pdf>

Section 2.D
RESIDENCE DISTRICTS & USES
ACCESSORY USES AND STRUCTURES

2.D.7. KEEPING OF ANIMALS	R-1	R-2	AL
1. For a farm with less than ten (10) acres, the keeping of animals on a farm in accordance with Section 2.G.2.4.	No Zoning Permit Required	No Zoning Permit Required	x
2. For a farm with ten (10) or more acres, the keeping of animals on a farm in accordance with generally accepted agricultural practices as established by the Connecticut Department of Agriculture.	No Zoning Permit Required	No Zoning Permit Required	x
3. When accessory to a residential use, keeping of common household pets, such as, but not limited to cats and dogs.	No Zoning Permit Required	No Zoning Permit Required	No Zoning Permit Required
4. When accessory to a residential use, keeping of other animals below the number threshold identified in Section 2.G.2.	No Zoning Permit Required	No Zoning Permit Required	No Zoning Permit Required
5. When accessory to a residential use, keeping of other animals above the number threshold identified in Section 2.G.2.	Zoning Permit (Staff)	Zoning Permit (Staff)	Zoning Permit (Staff)
6. When accessory to a residential use, buildings and structures for keeping of animals as set forth in Section 2.G.2.	Zoning Permit (Staff)	Zoning Permit (Staff)	Zoning Permit (Staff)
7. Keeping of bees when accessory to a farm use or residential use provided: a. such bee colonies shall be maintained in movable-frame hives appropriately sized for the colony; and b. all colonies are registered in accordance with CGS Section 22-89.	No Zoning Permit Required	No Zoning Permit Required	No Zoning Permit Required

2.G.2.4 KEEPING OF OTHER ANIMALS ACCESSORY TO A RESIDENCE

1. Animals may be kept in accordance with the following table provided that:
 - a. the land area considered available to support the animal(s) (“available acre”) shall be determined by subtracting the area of any wetlands and watercourses from the gross parcel area and then subtracting an additional acre for the house site;
 - b. each available acre may only be used one time in determining the number of animals permitted (i.e. – the same available acre cannot be used to support multiple animal categories);
 - c. offspring shall not be counted until after weaning; and
 - d. any animal not listed below shall be categorized by considering its adult weight compared to the referenced animals

Section 2.G

RESIDENCE DISTRICTS & USES USE-RELATED PROVISIONS

	No Zoning Permit Required	Animal Management Plan And Zoning Permit Required
Horse, pony, mule, donkey, burro, cow, bull, steer	Up to one (1) per available acre	More than one (1) per available acre
Llamas, alpacas, ostriches, emus, pigs	Up to two (2) per available acre	More than two (2) per available acre
Goats, sheep	Up to three (3) per available acre	More than three (3) per available acre
Ducks, geese	Up to four (4) per available acre	More than four (4) per available acre
Chickens, rabbits	Up to eight (8) per available acre	More than eight (8) per available acre
Special Situations		
Pheasants	Not permitted	Animal Management Plan And Special Permit Required
Roosters	Not permitted	Not permitted

2. Notwithstanding the above, any combination of up to eight (8) chickens or rabbits may be kept on any residential property provided that such animals are contained within an enclosure that complies with required setbacks.

3. Where an “animal management plan” is required:

- a. the “animal management plan” shall consist of a map of the site and its immediate environs drawn to scale based on an aerial photograph or other source sketch;
- b. the “animal management plan” shall show the extent of the proposed operations, approximate slopes and drainage patterns, general location of streams, wetlands, buildings, fence lines, and roadways, and shall be accompanied by a written description which explains in detail how the operations shall be conducted, parties responsible, and demonstrates sound animal management practices; and
- c. when satisfied that the animal management plan demonstrates that no adverse impact will result to the site or adjacent area, the Zoning Enforcement Officer may approve the Zoning Permit with conditions required to protect the environment of the site.

(see example of an animal management plan on the following page)

4. Any such animal(s) shall be contained within an appropriate enclosure (fencing) located in compliance with the requirements of these Regulations.

5. Barns, coops, stables, and other structures for shelter, housing or close confinement of animals or birds shall comply with the minimum yard setback requirements and shall be set back at least 50 feet from any watercourse.

6. Manure piles shall be set back at least 100 feet from any property line and from all watercourses.

7. Generally accepted agricultural practices as established by the Commissioner of Agriculture shall be utilized at all times, especially with regard to manure storage and management.

Glastonbury CT - Has density and a setback requirement

<https://www.glastonburyct.gov/home/showdocument?id=13782>

7.1.b.2.i

i.) Keeping of livestock or poultry for domestic purposes only (less than five acres). ROOSTERS SHALL NOT BE PERMITTED. If any livestock or poultry are kept on the premises, the following conditions shall be met:

1. The portion of the lot or parcel upon which livestock are kept or pastured shall have a minimum area of two (2) acres in addition to the minimum lot area required for the dwelling on the lot or parcel. There shall be no minimum lot size for the keeping of poultry provided Sections 3. and 4. below are met. For lots less than one (1) acre, a maximum of ten (10) poultry shall be permitted. For lots between one (1) and five (5) acres, a maximum of fifteen (15) poultry shall be permitted.
2. Such portion of the lot or parcel shall contain one (1) additional acre for each livestock kept or pastured after the first two (2) livestock.
3. If any livestock or poultry are kept on the premises, an appropriate building shall be provided for the keeping of such livestock or poultry. Such building shall include an attached or adjacent enclosure, either a pit or structure, visually screened from adjacent properties, to which all clearing shall be confined. Free range poultry shall be confined to the lot with appropriate fencing.
4. All areas, buildings and structures for the keeping, housing and pasturing of livestock or poultry shall be located a minimum distance of one hundred twenty five (125) feet from any street line, forty (40) feet from any side or rear property line and, in addition, one hundred (100) feet from any dwelling located on an adjacent property

East Hampton CT - Has density requirements and negative impact statement

https://www.easthamptonct.gov/sites/g/files/vyhlf3066/f/uploads/01-15-2020_regulation.pdf

Section 8.4. Standards For Specific Uses

C. Agriculture and Livestock

1. Purpose - The purpose of this Section is to provide adequate safeguards to preserve and protect agricultural uses and the keeping of domestic livestock and to ensure that these uses do not create a negative impact on adjacent uses.
2. Applicability -
 - a. This Regulation shall not be considered applicable to the growing of garden crops for the use of the occupants of the property.
 - b. Agriculture shall mean "The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, animal and poultry husbandry, etc., when such use is the principle use of the land".
 - c. For the purpose of enforcement, the Animal Control Officer is designated to enforce this Section.
3. Classification of Livestock - Livestock kept for personal use, except dogs, cats, and other small, domesticated animals, shall be classified as follows:
 - a. Class 1 - Farm livestock, small: animals such as poultry and other fowl, rabbits, and animals

similar in size and weight.

b. Class 2 - Farm livestock intermediate: animals such as goats, sheep and hogs.

c. Class 3 - Farm livestock, large: horses, cattle, and animals of similar stature.

4. Acreage - There shall be:

a. a minimum of three-fourths ($3/4$) acre in lot area for the first Class 2 yearling or older being kept and an additional one-half ($1/2$) acre for each additional Class 2 yearling or older.

b. a minimum of three-fourths ($3/4$) acre above the minimum lot size for the first Class 3 yearling or older being kept, including horses, and an additional ($1/2$) acre for each additional yearling or older.

5. Fencing - Adequate fencing shall be installed and maintained to contain all livestock within the premise.

6. Setback - All structures and enclosures, except perimeter fencing, shall be located not closer than one hundred feet (100') from any street line and not closer than forty feet (40') from any lot line.

7. Use of Buildings - Buildings shall be used to house all livestock, vehicles, implements, and supplies related to agricultural and personal livestock uses. Outside storage shall be prohibited.

8. Sanitation - All living quarters of livestock shall be maintained to control pollution, rodents, insects and odor. The keeping of manure must not create a health hazard nor shall it be in a location where it can be detected by neighboring properties.

9. Lighting - External floodlighting shall be appropriately shaded and directed to prevent transmission beyond the lot where it originated and prevent objectionable brightness, as determined by the Zoning Enforcement Officer.

Windsor CT - Density Requirements

https://townofwindsorct.com/app/uploads/sites/6/2017/08/Annotated_Zoning_Regulations_08.10.2015.pdf

4.4.7 Raising of Small Livestock

A The non-commercial raising of livestock for private use, subject to the following minimum acreage and density requirements:

1 the minimum lot size required to keep alpacas, cows, donkeys, goats, horses, llamas, mules, or similar domesticated animals shall be three acres;

2 the minimum lot size required to keep female chickens, hereafter referred to as hens, shall be 7,500 square feet;

3 the density of alpacas, donkeys, goats, llamas, mules, sheep, or similar small domesticated animals shall not exceed one head per one-half acre;

4 the density of cows, horses, or similar large domesticated animals shall not exceed one head per three acres;

5 the density of hens shall be six hens per acre, or any fraction thereof (e.g., 0.5 acres would permit six hens and 1.5 acres would permit 12 hens).

B Location Requirements

1 All livestock shall have access to adequate shelter and a suitably sized, well-drained, and fenced outdoor enclosure.

2 All structures for housing livestock shall be sized, secured, and maintained in a manner that promotes animal health and minimizes odor.

3 Structures for housing livestock, other than hens, shall not be located within ten feet of any dwelling unit, 20 feet of any property line, or 150 feet of any street line.

4 Structures for housing hens shall be located behind the principle structure, no closer than ten feet from any dwelling unit, and in conformance with Section 4.4.1.

5 No livestock shall be housed within a dwelling unit.

6 All manure and soiled bedding materials shall be removed from the premises or composted in a manner that minimizes both odors and surface runoff that might pollute nearby water bodies.

7 Livestock feed shall be suitably stored so as not to attract vermin

Waterbury CT - Density Requirements

<https://www.waterburyct.org/filestorage/458/4301/4334/6710/Waterbury-Zoning-Regulations.Adopted.04-27-2011.Effective.06-16-2011.pdf>

10.22.03 Livestock and Poultry Keeping Standards

Livestock and Poultry keeping shall comply with the following Special Use Standards, as applicable.

(i) There shall be a minimum lot area of one (1) acre for keeping of livestock and poultry.

(ii) No more than twenty-five (25) fowl per acre may be kept on any parcel.

No rooster may be kept on any parcel.

(iii) No more than one (1) horse, cow, goat, sheep, pig, mink, or other similar animal per acre of lot area may be kept on any parcel.

(iv) Open areas for animals shall be maintained to promote sanitary and odor free conditions at all times.

(v) Drainage facilities connected to a sanitary sewer shall be provided for proper washing and maintenance in areas which contain livestock and/or poultry to promote sanitary and odor free conditions at all times.

(vi) All buildings or structures used for livestock or poultry shall be set back from every adjacent lot line a minimum distance of fifty (50) feet.

(vii) Manure shall be kept in a covered watertight pit or chamber at least fifty (50) feet from every adjacent lot line and shall be removed at intervals sufficiently frequent to maintain a sanitary condition