-ATTACHMENT A-

SUPPLEMENTAL REGULATIONS

This Article includes provisions that are applicable to all or substantial portions of the Town.

The regulations shall be amended to add the following section(s) as outlined below:

ARTICLE VI

Accessory Uses

§ 214-38. Use; location; height regulations

K. Keeping of hens

1. This regulation is intended to make provision for the limited keeping of female chickens, hereinafter referred to as hens, on a certain residential properties for the health, convenience, and personal enjoyment benefits afforded by such use, in a manner which preserves the quality of life of the surrounding neighborhood.

2. The keeping of hens shall require the issuance of a Building Permit. The Building Permit application shall be accompanied by a plot plan (drawn to scale) which illustrates all structures on the lot including the proposed coop for the hens, fencing enclosure, and any other applicable information to determine compliance with these regulations.

3. The keeping of hens shall be approved in writing by the property owner if the owner of said hens is someone other than legal resident.

4. No more than six (6) hens may be kept on any property in the following residential zoning districts: A, A-1.

5. Hens may be kept only as a noncommercial accessory use.

6. The minimum lot size for this use shall not be less than one acre.

   (a) The keeping of said hens shall be confined to an enclosure which shall meet the following minimum requirements Shall be located in the rear yard of the property;
   (b) Shall be a minimum of one hundred (100) square feet in area;
   (c) Shall be secured by a fence that is not less than six feet in height and of a solid material;
   (d) Said enclosure shall not be closer to any property line than twenty five (25) feet and shall not be closer to any neighboring residential dwelling than fifty (50) feet.

7. There shall be a building (hereinafter referred to as a coop) provided for the hens which meets the following (in addition to the otherwise applicable setbacks the more restrictive requirements shall apply):
   (a) Shall not be located any closer to any lot line than twenty five (25) feet.
   (b) Shall be constructed so that it is impermeable to rodents, wild birds, and predators, including dogs and cats;
   (c) All food products kept secured inside the coop or other secured structure so as to prevent offensive odors and the presence of pests and predators.
   (d) Shall be not greater than six (6) feet in height and shall be calculated towards the total maximum lot coverage for the property.

8. The coop & the enclosure must be clean and odor free, kept in a neat & sanitary condition at all times with adequate light and ventilation in a manner which will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.

9. Provision must be made for the storage and removal of hen droppings. All stored droppings shall be covered by a fully enclosed structure with a roof or lid over the entire structure. All other droppings not used for composting or fertilizing shall be removed. In addition, the coop, enclosure and surrounding area must be kept free from trash and accumulated droppings;

10. Perceptible noise from the hens shall not be loud enough at the property boundaries to disturb persons of a reasonable sensitivity.

11. No hens shall be permitted inside any residential dwelling.

12. No roosters and/or capons shall be kept on any property.

13. The keeping of hens shall be conducted in a manner consistent and in compliance with the Health Code for the Town of Somers and the State of Connecticut.