



Subject: Zoning Regulations – Animals/Farming
From: Jerry Burns, Zoning Enforcement Officer
Regulations
Effective Date: March 10, 2023
Last Updated: April 2, 2025

The purpose of this document is to share a quick overview of the Zoning Regulations that pertain to Farming Activities, Farms, Permitted & Unpermitted Uses that may be an option in our Residential Zones (currently R-44 and R-15).

This is not our full regulations; a full set can be found on the Town of Burlington website (www.burlingtonct.gov) on the Planning & Zoning Commission, Zoning Board of Appeals and the Zoning Enforcement pages by clicking the “P&Z Regulations – Current (PDF)” link.

Please know that any kind of structure will require at least a Zoning Permit application to be submitted and possibly a Building Permit, Health District and Wetlands applications. It is always good to call the Land Use Department to assist at (860) 673-6789 x6.

Some common questions regarding animals that are not household pets are “*Do I need a license to have farm animals such as chickens and goats?*”, “*How many acres do I need for...*” and “*How many of _____ can I have?*”

Ultimately, all these questions boil down to one or more parts of the Town Zoning Regulations and the State of CT Animal Control statutes.

- **Definitions** (Section II.C, begins on page 7)
 - a. **Farm** – A parcel of land containing no less than five acres, used principally for the raising of livestock, poultry or dairy products or a parcel of land containing at least two acres used principally for the growing and harvesting of crops, plants or trees.
 - b. **Farm Store** – A permanent structure used by an agricultural operation for seasonal or year – round sale of raw and/or processed agricultural and horticultural products, services and activities, and accessory items.
 - c. **Farming** – Using the land in part or wholly for agricultural purposes such as the raising of crops, livestock, poultry, dairy products, plants or trees, including orchards, truck and nursery gardening, dairy farming, livestock, boarding of horses and poultry raising, but excluding the commercial raising of pigs and fur bearing animals.
- **Uses Permitted in Any Zone** (Section III.D, page 26):
 - a. **Farming Uses or Buildings** - For Farms in any Zone, the following uses will be considered as accessory uses:
 - i. All buildings which are customarily a part of the farm use such as barns, sheds, silos, greenhouses, stables, chicken houses, garages for motor



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vehicles and farm machinery provided that any buildings used for the housing of any livestock or any poultry in excess of twenty birds shall be located at least 100 feet, or the measure provided in the Public Health Code whichever is greater, from any street line, lot line, water supply or swimming pool.

- ii. Warehouses, processing plants, refrigeration plants and other secondary uses frequently a part of the primary agricultural use; and
 - iii. Roadside stands.
 - iv. Farm Stores by Special Permit on active farms having a minimum of 3 contiguous acres under single ownership and/or leasehold subject to the standards of Section III.D.8 – Farm Store (page 27) and Section VIII – Special Permits, inclusive (begins on page 84).
- Uses Prohibited in All Zones (Section III.E, page 28):
 - a. Roosters with the exception of Farms.
 - Residential Zones (Section IV)/R-44 Residential Zone (A.):
 - a. Permitted Principal Uses include Farms and Farming (Section IV.A.2.b on page 49)
 - b. Permitted Accessory Uses or Buildings (Section IV.A.3.f on page 50)
 - i. The keeping of livestock having or which will have an adult weight exceeding 250 pounds, for the exclusive use of the occupant(s) of the principal building provided that:
 - 1. The lot contains at least 3 acres for the first such livestock kept and 1 acre for each additional livestock kept,
 - 2. No structure used for the housing of such livestock shall be located within greater of 100 feet, or the distance provided in the Public Health Code, from any street line, lot line, water supply or swimming pool.

The Animal Control Officer (ACO) is enacted by Connecticut General Statutes 22-327 to 22-367a and 22-280a to 22-380m and may become involved to ensure that your land can support the number of animals you have at any given moment, that their shelter is acceptable to animal control/CT Agriculture standards and to respond to any complaints about noise, wandering, damage to other property, etc.

It is recommended that you call Katie Meskun, ACO, at 860-960-6600 to discuss the raising of animals on your property ahead of time to ensure the safest environment for your chosen animals.