

GIANTS NECK BEACH ASSOCIATION ZONING COMMISSION
P.O. Box 226, Niantic, Ct 06357

The Giants Neck Beach Association Zoning Commission over the past year has reviewed the former regulations of the association that were last revised in 2004. Since 2004 there have been extensive statutory changes that needed to be addressed by regulation changes. The Zoning Commission held public hearings in August, September, and October of 2024. In January of 2025 the Zoning Commission approved the regulations with an effective date of March 15, 2025.

1. Section 1 - Creation of a Preamble
2. Section 2 - Reorganization of the Jurisdiction Section
3. Section 3 – The Zoning Enforcement Officer is appointed to review zoning applications. This includes new house construction, major renovations, and additions.
4. Section 4 – Definitions - Comprehensive additions and modifications to the definitions to include all terms and nouns in the proposed regulations.
5. Section 5 – Residential Districts – Remained the same.
6. Section 6 – Permitted Uses – Added Family Day Care and Group Day Care Home as required by statutes.
7. Section 7 – Dimensional Requirements – Clarification of Uses associated with accessory units. Clarification of Dimensional requirements for accessory structure, patios, and decks. Structures such as terraces, patios, and decks without a roof do not count under building coverage.
8. Section 8 – General Regulations – Revised Commercial Construction Activities – Monday through Saturday 8 am to 6 pm. No commercial work on Sundays, Memorial Day, July 4th, and Labor Day.
9. Section 9 – Prohibited Uses – Added to the prohibited uses list.
10. Section 10 – Listed the requirements for a Site Plan Application.
11. Section 11 – Non-conforming uses – remained the same.
12. Section 12 – Added a section for Soil and Erosion Control Regulations
13. Section 13 – Zoning Board of Appeals – remained the same as required by Connecticut General Statutes

14. Appendix A - Addition of Site Plan Review Plot Plan Requirements including specifications for what site plans must contain, and when a waiver will be granted.

Copies of the full text of these changes are available for inspection during regular hours at the East Lyme Town Clerk's Office, Town Office Building, 108 Pennsylvania Avenue, East Lyme. They also can be found posted on the Giants Neck Beach Association web page under the Zoning Section.