



BUILDING DEPARTMENT – CITY OF EASTHAMPTON

50 Payson Avenue, Easthampton, MA 01027 | www.easthamptonma.gov | 413.529.1402

PERMIT TO KEEP FARM ANIMALS ON RESIDENTIAL PROPERTIES

Residents may keep farm animals on a residential property in accordance with Section 10.8 and Table 5-1 (Accessory Uses #7-7b) of the Easthampton Zoning Ordinance. Please note that the following is a summary of those sections of the Ordinance and that additional requirements and details may be described in the ordinance – it’s your responsibility to review the ordinance prior to submitting your application.

Farm animals and their products may only be used for the personal use of the residents of that property. If a person other than the property owner wants to keep farm animals on a residential property, then written proof of permission from the property owner must be presented as part of the permit process.

A permit is required for the accessory use of keeping farm animals on a residential property.

- Properties with **one (1) or two (2) dwelling units by plan review permit** to the Zoning Enforcement Officer (Building Department)
- Properties with **three (3) or more dwelling units by Special Permit** to the Zoning Board of Appeals (ZBA)
- **Waivers to the setback or lot size requirements** for keeping farm animals on residential properties may be granted **by Special Permit** from the Zoning Board of Appeals.

Animals must be restricted to the property. Animal waste may be composted on-site or kept in an enclosed container until disposed of or transported off-premises.

Structures, enclosures, and waste (manure, compost) locations related to keeping farm animals must comply with the following setbacks:

- For a **small flock of up to six (6) poultry** including chickens (no roosters): structures, enclosures, and waste locations must be **at least fifty (50) feet from the street line and at least fifty (50) feet from any dwelling unit** other than the dwelling to which they are accessory
- For a **larger flock of (7 to 25) poultry** including chickens (no roosters): structures, enclosures, and waste locations must be **at least seventy-five (75) feet from the street line and at least fifty (50) feet from any dwelling unit** other than the dwelling to which they are accessory
- For **any other farm animals**: structures, enclosures, and waste locations must be **at least seventy-five (75) feet from the street line and at least fifty (50) feet from any dwelling unit** other than the dwelling to which they are accessory
- **Structures, enclosures, and waste locations may not be any closer than ten (10) feet to the property lines of any abutting property**

SUBMITTAL REQUIREMENTS AND FEE SCHEDULE

Applications may be submitted digitally or via hard-copy to the Building Department. Only complete applications will be reviewed. To be considered complete, applications must be submitted with the proper fee, contain a completed application form, and have an attached site plan as described on the next page.

Application fees: (payments must be via cash or check payable to the “City of Easthampton”)

Residential Keeping of Farm Animals Plan Review Permit from the Building Department	\$35
Appeal a decision of the Zoning Enforcement Officer to the ZBA	\$75*
Residential Keeping of Farm Animals Special Permit from the ZBA	\$150*

** ZBA application fees do not include the cost of legal advertising and notification. You will be invoiced for these additional costs once they are determined.*

Do not write in this area - official use only

CITY OF EASTHAMPTON RESIDENTIAL KEEPING OF FARM ANIMALS

Applicant Information

Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant is: Owner Owner's agent Tenant Prospective owner/tenant Other: _____

Property Owner Information (if not applicant)

Property Information

Name: _____

Address: _____

Address: _____

Assessor map & lot: _____

Phone: _____

Lot size (sq. ft.): _____

Email: _____ Number of dwelling units on the property? 1 2 3+

Answer the following questions. Use additional sheets of paper if necessary.

What type(s) of farm animal and how many of each type are:
proposed to be kept on the property? _____

already kept on the property? _____

How will animals be restricted to the property? _____

How will animal waste be kept, composted, or disposed? _____

Enclosures, structures, & waste locations distances from: abutting property lines: Less than 10' 10' or more
other dwelling units: Less than 50' 50' or more
street line: Less than 50' 50' to 75' 75' or more

Attach a scaled site plan that clearly shows:

- Boundary lines and lot size of the property and all abutting properties
- Location and use of all existing structures on the property and abutting properties
- Location and use of all proposed structures, enclosures, and waste locations for the farm animals

All Applicants: *I hereby attest that all information provided as part of this application is true and accurate to the best of my knowledge. I understand that knowingly providing false information may result in the revocation of this permit. I give permission for the Animal Inspector and other relevant City Officials to access the property in order to conduct inspections of the property and animals as described in Massachusetts General Laws Ch. 129 and to administer this permit.*

Signature of Applicant: _____ Date: _____

If the Applicant is not the Property Owner of Record, then the Property Owner's permission, as indicated by their signature below, is required to allow the keeping of farm animals on their property:

Signature of Owner: _____ Date: _____

===== Do not write below this line - for permitting official's use only =====

- | | |
|--|---|
| <input type="checkbox"/> This proposal complies with the requirements for the residential keeping of farm animals and is | <input type="checkbox"/> This proposal does not comply with the requirements for the residential keeping of farm animals and is therefore |
| <input type="checkbox"/> approved as submitted. | denied. Appeals of this decision or waivers to setback or |
| <input type="checkbox"/> subject to the following conditions. | lot size requirements may be brought to the ZBA. |

Comments/conditions/notes: _____

Zoning Enforcement Officer Signature: _____ Date: _____

Copies of this decision sent to: Applicant, Property Owner, Board of Health Agent, Animal Inspector, and Zoning Enforcement Officer