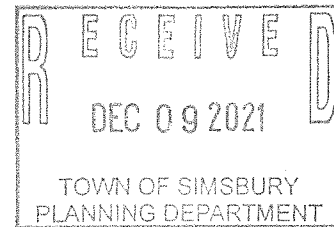


Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 12/9/21 FEE: \$ _____ CK #: _____ APP #: 21-29

PROPERTY ADDRESS: _____

NAME OF OWNER: Simsbury Zoning Commission

MAILING ADDRESS: 933 Hopmeadow St.

EMAIL ADDRESS: _____ TELEPHONE # _____

NAME OF AGENT: Michael Glidden, Director of Planning

MAILING ADDRESS: 933 Hopmeadow street

EMAIL ADDRESS: mglidden@simsbury-ct.org TELEPHONE # _____

ZONING DISTRICT: N/A LOT AREA: N/A SQ FT/ACRES _____

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

ZONE CHANGE: The applicant hereby requests that said premises be changed from zone _____ to zone _____.

TEXT AMENDMENT: Please attach proposed changes, including Articles and Sections, and purposes.

SPECIAL EXCEPTION: The applicant hereby requests a public hearing pursuant to Article _____, Section _____.

SITE PLAN APPROVAL: The applicant hereby requests

PRELIMINARY FINAL SITE PLAN AMENDMENT

SIGN PERMIT

OTHER (PLEASE EXPLAIN): text amendment to Sections 3.4, 4.5, or 5.5, and 17.4 of the Zoning Regulations. Amendment is for the addition of short-term rentals as a use in the regulations per submitted

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this original signed and dated application. Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

Signature of Owner

Date

Signature of Agent

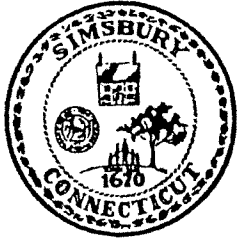
Date

Telephone (860) 658-3245
Facsimile (860) 658-3206

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

[Handwritten Signature] 12/9/21



Town of Simsbury

933 HOPMEADOW STREET
06070

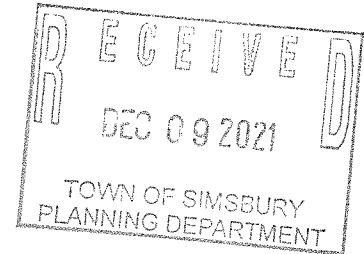
P.O. BOX 495

SIMSBURY, CONNECTICUT

Date: November 30, 2021

To: Zoning Commission

From: Michael Glidden, CFM CZEO
Director of Planning and Community Development



Re: Short Term Rentals

As we discussed at the last meeting, the Board of Selectmen approved a short-term rental ordinance which will be effective in January 2022. The use short-term rental needs to be added to the regulations. Staff has prepared a definition of what is considered a short-term rental along with possible text for the regulations.

The commission needs to determine how these units will be regulated. Because a permitting process has been established thru the ordinance, staff is suggesting that the use be as-of-right in the residential zoning districts however this is a discussion that the commission needs to have.

Section 17.4 Definitions

Short-Term Rental: Any furnished living space rented by a person(s) for a period of one (1) to twenty-nine (29) consecutive days. A short-term rental must have separate sleeping areas established for guests and guests must have at least shared access to one (1) full bathroom and cooking area. Operation of a short-term rental requires a permit via town ordinance.

3.4 PERMITTED AND SPECIAL EXCEPTION USES

Residential - Principal Uses	R-15	R-25	R-30	R-40	R-80	R-160	R-400S	R-800S
Single family detached dwelling	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Open space development in accordance with Section 3.12	SE	SE	SE	SE	SE	SE	SE	SE
Rear Lot(s) in accordance with Section 3.5	SE	SE	SE	SE	SE	SE	NO	NO
Residential Accessory Uses	R-15	R-25	R-30	R-40	R-80	R-160	R-400S	R-800S
Short-Term Rentals	OK	OK	OK	OK	OK	OK	OK	OK

ZP = Zoning Permit

SE = Special Exception

OK = No permit necessary allowed within Zoning District

NO– Not allowed in Zoning District

4.5 PERMITTED AND SPECIAL PERMIT USES

SP- Site Plan, SE- Special Exception, NO- Not allowed

Business Permitted Uses	B-1	B-2	B-3	PO
<p>Business Permitted Uses</p> <p>Residential uses if clearly accessory to the principal business use or if designed as part of a business complex, if the following apply:</p> <ul style="list-style-type: none"> Residential uses must be located above the principal use. The total square footage of all residential uses does not exceed 40 percent of the total floor area of all uses. The residential uses are constructed at the same time or after the development of the principal area, but never before. Use is part of an approved site plan. <ul style="list-style-type: none"> New residential uses in existing or rehabilitated commercial uses shall be considered a Special Exception and require a public hearing. Such uses shall conform to standards above. 	SP	SP	SP	NO
Short-Term Rentals	SP	SP	SP	NO

5.5 PERMITTED AND SPECIAL PERMIT USES

SP- Site Plan, SE- Special Exception, NO- Not allowed

Industrial Permitted Uses	I-1	I-2
Short-Term Rentals	SP	SP