



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Town of Simsbury Zoning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: September 19, 2022

SUBJECT: **Public Act 21-29 Parking Standards for Residential Uses Reconsideration**

After additional Staff review and inquiry, Staff and the Town Attorney recommend that the Zoning Commission revisit the action whereby the Commission intended to “opt-out” of the state mandated parking standards for residential uses found in Public Act 21-29.

On January 3, 2022, after two previous public hearing dates, the Zoning Commission concluded its consideration of an opt-out process for two elements found in PA 21-29: Accessory Dwelling Units (ADUs) and Parking Standards for residential uses.

The public notice and the notice of action included both elements. The adopted resolution, affirmatively references the ADUs. However, it does not identify parking standards by name nor includes the proper state section references.

Recall, the State, through PA 21-29, mandates that no Town may require parking for residential uses by unit in excess of the following (as compared to the Town’s regulation):

Unit Type	Town Zoning Regulations	Center Zone	PA 21-29
Studio Unit	2 Spaces	1 Space	1 Space
One-bedroom Unit	2 Spaces	1 Space	1 Space
Two-bedrooms or more	2 Spaces	2 Spaces	2 Spaces

Staff has drafted a resolution opting out of the State mandated requirements based on the Commission’s desire to retain a local approach to land use regulation and ensure that those regulations, including parking standards, reflect Simsbury’s unique location, geography and citizens needs.

Staff has scheduled a public hearing for October 3, 2022, in order to ensure the opt out process can be completed by the Board of Selectmen by January 1, 2023.

GKM

Telephone (860) 658-3245
 Facsimile (860) 658-3205

www.simsbury-ct.gov

An Equal Opportunity Employer
 8:30 – 7:00 Monday
 8:30 - 4:30 Tuesday through Friday

SIMSBURY ZONING COMMISSION

RESOLUTION

PUBLIC ACT NO. 21-29 PARKING REQUIREMENT OPT-OUT

WHEREAS, The Town of Simsbury Zoning Commission intend to initiate the process to opt out of the provision of Subdivision (9) of Subsection (d) of Section 8-2 of the Connecticut General Statutes, as amended by Public Act No. 21-29, regarding limitations on parking spaces for dwelling units;

WHEREAS, The Zoning Commission believe that it is advisable and in the best interests of the Town for the Zoning Commission to retain the local ability to regulate parking requirements to ensure said regulations reflect Simsbury's unique location, geography, and citizen's needs;

NOW, THEREFORE BE IT RESOLVED, that the Zoning Commission hereby affirmatively elect to opt out of these provisions as authorized by Section 5 of Public Act No. 21-29.

Dated at the Town of Simsbury, Connecticut this ___ day of October, 2022.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Zoning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: September 14, 2022

SUBJECT: **PA 21-29 Parking Standards Opt-Out referral from Planning Commission**

On September 14, 2022, the Town of Simsbury Planning Commission reviewed the above referenced draft resolution to opt out of the portion of PA 21-29 related to mandatory parking standards for residential uses.

The Commission found the proposal consistent with the Plan of Conservation and Development and forwarded a positive referral to the Zoning Commission.

GKM