



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 of short-term rentals 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 through 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.

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-40OS	R-80OS
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-40OS	R-80OS
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
Business Permitted Uses Residential uses if clearly accessory to the principal business use or if designed as part of a business complex, if the following apply: <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