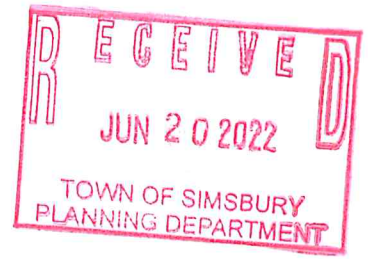




Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 6/20/2022 FEE: \$ N/A CK #: _____ APP #: 22-18

PROPERTY ADDRESS: _____

NAME OF OWNER: Zoning Commission

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT

EMAIL ADDRESS: gmcgregor@simsbury-ct.gov TELEPHONE # 860-658-3252

NAME OF AGENT: George McGregor

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT

EMAIL ADDRESS: gmcgregor@simsbury-ct.gov TELEPHONE # _____

ZONING DISTRICT: _____ LOT AREA: _____ 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 pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

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.

_____	_____	<u>George McGregor</u>	<u>6-20-22</u>
Signature of Owner	Date	Signature of Agent	Date



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: File

FROM: George K. McGregor, AICP, Planning Director *GKM*

DATE: June 20, 2022

SUBJECT: Accessory Dwelling Units (ADUs)

The Town of Simsbury Zoning Commission has reviewed the options and alternatives for revisions to the ADU regulations. The focus was on consideration of incorporating select elements of the statewide legislation.

The Commission directed revisions to the allowable size for ADUs: up to 600 sq. ft. or 30% of gross sq. ft. *whichever is greater*, among other revisions.

A strike-through comparison to the current regulations found in Section 3.5 of the Town Zoning Regulations and a clean version is attached to this memo.

GKM

2. ACCESSORY DWELLING UNITS

Purpose: The purpose of this section is to help implement the goals, policies and objectives of the Housing section of the Plan of Conservation and Development, providing a variety of housing opportunities for all segments of the population

while at the same time preserving the appearance, architecture and general characterdesign of the ~~Town's~~Town's neighborhoods by permitting, by site plan approval or special exception, the creation of a single accessory dwelling unit which is incidental and subordinate to the existing single-family dwelling.

Eligibility for Conversion: The single-family dwelling being converted to include an accessory dwelling unit must be in conformance with all applicable requirements of these regulations.

A. Attached Accessory Dwelling Units

1. One (1) accessory dwelling unit ~~within or attached to in~~ the main dwelling (within the footprint of the primary dwelling unit) unit may be permitted subject to site plan approval ~~provided that, if~~ it conforms to the following conditions:
 - a) The ~~definitive~~-owner of record, or beneficiary of likelife estate, must reside in either the accessory dwelling unit, or primary dwelling. An affidavit acknowledging the residency is required from property owner.
 - b) The area devoted to the accessory dwelling unit shall ~~not exceed~~be up to 600 ~~square feet~~sq. ft. or 25~~30~~% of the gross floor area of the primary dwelling, whichever is less~~greater~~.
 - ~~c) The accessory dwelling unit shall not have separate utilities from the primary dwelling.~~
 - d) Only one accessory dwelling unit is permitted for each lot.
 - ~~e) The accessory dwelling unit shall be accessible from the primary dwelling by an operable door.~~
 - fd) The primary dwelling unit and the accessory dwelling unit shall comply with building, health, and fire prevention codes.

determined by the Building Official, then the maximum floor area devoted to the accessory dwelling unit may be increased by up to 10% over the maximum floor areas set forth in paragraphs A and B above.

2. ACCESSORY DWELLING UNITS

Purpose: The purpose of this section is to help implement the goals, policies and objectives of the Housing section of the Plan of Conservation and Development, providing a variety of housing opportunities for all segments of the population while at the same time preserving the appearance, architecture and general design of the Town's neighborhoods by permitting, by site plan approval or special exception, the creation of a single accessory dwelling unit which is incidental and subordinate to the existing single-family dwelling.

Eligibility for Conversion: The single-family dwelling being converted to include an accessory dwelling unit must be in conformance with all applicable requirements of these regulations.

A. Attached Accessory Dwelling Units

1. One (1) accessory dwelling unit in the main dwelling (within the footprint of the primary dwelling unit) unit may be permitted subject to site plan approval, if it conforms to the following conditions:
 - a) The owner of record, or beneficiary of life estate, must reside in either the accessory dwelling unit, or primary dwelling. An affidavit acknowledging the residency is required from property owner.
 - b) The area devoted to the accessory dwelling unit shall be up to 600 sq. ft. or 30% of the gross floor area of the primary dwelling, whichever is greater.
 - c) Only one accessory dwelling unit is permitted for each lot.
 - d) The primary dwelling unit and the accessory dwelling unit shall comply with building, health, and fire prevention codes.
 - e) Any secondary entrances incorporated into the principal residence shall reflect the architectural style of the single-family unit.
 - f) No additional driveway (curb cut) shall be created for the primary purpose of serving the accessory dwelling unit.
 - g) There must be at least one off-street parking space with a proper solid surface, dedicated to the accessory dwelling unit.

B. Detached Accessory Dwelling Units

1. One (1) accessory dwelling unit in a detached accessory structure may be permitted by special exception if the following conditions are met:
 - a) The owner of record or beneficiary of life estate must reside in either the accessory dwelling unit, or primary dwelling. An affidavit acknowledging the residency is required from property owner.
 - b) The area devoted to the accessory dwelling unit shall be up to 600 sq. ft. or 30% of the gross floor area of the primary dwelling, whichever is greater.
 - c) Only one accessory dwelling unit is permitted for each lot.
 - d) The primary dwelling unit and the accessory dwelling unit shall comply with building, health, and fire prevention codes.
 - e) No additional driveway (curb cut) shall be created for the primary purpose of serving the accessory dwelling unit.
 - f) There must be at least one off-street parking space with a proper solid surface, dedicated to the accessory dwelling unit.

C. ADA Compliance Accommodation

If an Accessory Dwelling Unit is designed to meet American Disability Act design standards applicable to a multi-family residential apartment, as determined by the Building Official, then the maximum floor area devoted to the accessory dwelling unit may be increased by up to 10% over the maximum floor areas set forth in paragraphs A and B above.

ZONING REFERRAL FORM



FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS			
Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org			
FROM: <input checked="" type="checkbox"/> Zoning Commission <input type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)		Municipality: Town of Simsbury	
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street, Hartford, CT 06106		Date of Referral: 6/22/22	
Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:			
NATURE OF PROPOSED CHANGE:			
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		<input checked="" type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.	
THE CHANGE WAS REQUESTED BY: <input checked="" type="checkbox"/> Municipal Agency: Zoning Commission <input type="checkbox"/> Petition			
DATE PUBLIC HEARING IS SCHEDULED FOR: 7/25/22			
MATERIAL SUBMITTED HEREWITH:			
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change	<input type="checkbox"/> Supporting Statements	<input type="checkbox"/> Public Notice
<input type="checkbox"/> Other (Specify):			
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:			
(FOR USE BY CRCOG)		Name:	
Date Received:		Title:	
Sent certified/e-mail?		Address:	
File Number		Phone:	
		Email:	

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION. NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

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A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region