

From: [Blessing, Ralph](#)
To: [Rosenson, Valerie](#)
Subject: Short term rentals
Date: Wednesday, February 24, 2021 7:32:20 PM

Valerie,

Below please find the proposed Zoning Text to regulate short term rentals in Stamford. The expectation is that the text change will be filed within the next few weeks and heard by Zoning Board possibly in April.

Ralph

ADD “Short-Term Rental” to Section 5.E, Use Regulations, and Amend Appendix A, Tables I and II.

Short-Term Rental

A Short-Term Rental shall mean the offering for lease or sublease of, or otherwise providing, one or more rooms on a Short-Term Rental Property by a Short-Term Rental Operator pursuant to a Short-Term Rental Transaction.

Short-Term Rentals shall be permitted in all Zoning Districts where residential uses are permitted; provided, however, that no Short-Term Rentals shall be permitted in the RA-3, RA-2, RA-1, R-20, R-10, R-7½ or R-6 Zoning Districts, unless the Short-Term Rental Operator resides in such Short-Term Rental Property at all times when guests occupy such property.

Short-Term Rental Operator shall mean the owner, lessee, sublessee or other provider of a Short-Term Rental Property who resides at the property as their primary residence and offers the Short-Term Rental Property for occupancy pursuant to a Short-Term Rental Transaction.

Short-Term Rental Property means a dwelling unit, or any portion thereof, that is (1) a property designed for residential use (commercial and industrial spaces are not eligible), (2) the subject of a Short-Term Rental Transaction, and (3) not a hotel, lodging house, bed and breakfast establishment, any other commercial residential establishment, below market rate unit, a public housing unit or a homeless shelter.

Short-Term Rental Transaction shall mean a Short-Term Rental for a period of one (1) to 29 consecutive days but for no more than 90 days per calendar year in total.

ADD to Note in Appendix A, Land Use Schedule:

“xo” shall mean that the Short-Term Rental Operator resides in such Short-Term Rental Property at all times when guests occupy such Short-Term Rental Property.

Amend APPENDIX A TABLE I as follows:

	RA-3	RA-2	RA-1	R-20	R-10	R7 ¹ / ₂	R6	R5	R-MF	R-H
Short-Term Rental	xo	xo	xo	xo	xo	xo	xo	xo	x	x

[Table I continued]

	C-N	C-B	C-L	C-G	CC	C-I	M-L	M-G
Short-Term Rental	x	x	x	x	x	x	-	-

ADD “Tobacco Store” and “Smoke Shop, Tobacco Store” to Section 5.E., Use Regulations and Amend Appendix A, Table 2.

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