Student Housing
New Permit Application Packet
Fall 2016–Spring 2017

Date Revised: 4-4-16

Please Return to the Planning and Zoning Department

Landlord Checklist for New Student Housing Permit

The following checklist outlines the requirements to be met to obtain a student housing permit:

Note: Effective December 16, 2015, Student housing is permitted in a one-, two- or three-dwelling unit building only if the building is the permanent residence of the principal owner of the property, or, if the building is owned by a business entity, the permanent residence of the principal owner of the business entity, verified each year by a notarized affidavit certifying that the property is the owner's permanent residence. Permanent residence is defined as the primary domicile occupied by the owner for at least ten months out of a twelve month period.

- ☐ Application fee ($300 for a single-family dwelling and $500 for a two-family dwelling.)

  Note: The fees are doubled if you are applying for a Zoning Permit after the fact.
- ☐ New Student Housing application form with student information and license plate numbers
- ☐ Notarized Affidavit of Permanent Residency
- ☐ Administrative Zoning Permit form
- ☐ Site plan with parking: ***Note: The Zoning Enforcement Officer may require an A-2 survey in instances where the plot plan is not sufficiently clear and there are concerns about a possible encroachment into the required front, side or rear yard***
- ☐ Floor plan
- ☐ Copy of signed lease agreement, containing the following language: "The lessee acknowledges having read and signed the Town of Hamden's 'Student Resource Information Sheet for Off-Campus Residential Living,' stating that he or she has read the other Student Housing Permit or Student Housing Renewal documents and agrees to comply with all the requirements therein. The lessee further acknowledges that any violation of those conditions or the Hamden Zoning Regulations Student Housing Regulations is grounds for immediate termination of this lease agreement."

  The lease must include as an attachment, a copy of the Student Housing Permit Application Packet in use at the time the lease agreement is signed

- ☐ Departmental inspections and approvals:
  - Quinnipiac Valley Health District Approval ***You must submit a completed "Request for QVHD Housing Code Compliance Inspection required for***

Hamden Student Housing Permit" form, along with a copy of the floor plan and the appropriate fee to QVHD. Submit a copy of the Request form to the Planning and Zoning Department as part of the application package.

- Contact the Fire Marshal to arrange for an inspection – 203-407-3181 or -3182.

The departments will notify Planning and Zoning if the property is approved or has deficiencies.

☐ Neighbors' Resource Information Sheet for Student Housing Issues

☐ Stamped, addressed envelopes for all abutting property owners within 100 feet, along with a list of the abutting property owners within 100 feet, obtained from the Assessor's Office.

☐ Student Resource Information Sheet for Off-Campus Residential Living, signed by your student tenants, acknowledging they have read:

- 'Good-Neighbor' Guide
- Student Codes of Conduct
- Noise Ordinance
- Hamden Zoning Regulations

By signing below, I acknowledge that I have completed the requirements listed above for a valid, new student housing permit.

_____
Please Print Name

_____
Date

_____
Please Sign Name

Notes:

- ***The Planning and Zoning Department will contact you when the application review has been completed.***
- ***Student Housing Permits are not valid until all reviews are done and the final sign-off has been issued by the Planning & Zoning Department.***
- ***Any Zoning Permit application that is not approved by the Zoning Enforcement Officer within 180 days of receipt due to lack of completeness or lack of compliance with one or more Zoning Regulations is automatically deemed denied.***
- ***Permits must be renewed each year.***

If you have any further questions, please contact the **Planning and Zoning Department** at (203) 287-7070

Date Revised 3-8-16

Student Housing Parking Site Plans

As part of the process of applying for a Zoning Permit for Student Housing you must submit a site plan demonstrating that there is one legal, on-site parking space available for each student living in the dwelling. Proposed parking spaces must be 9 feet wide and 18 feet long. Garage spaces may be counted, however, required spaces may be stacked no more than two deep.

Parking must be located on the property without encroaching on required front, side and rear yards.* Because setback distances are different for each Zoning District you need to know which district your property is located in before you can put together your site plan. Required setbacks for parking in the relevant Zoning Districts are as follows:

Zone	Front Yard*	Side Yard*	Rear Yard
R-1	50 feet	30 feet	10 feet
R-2	40 feet	20 feet	10 feet
R-3	40 feet	15 feet	10 feet
R-4	25 feet	12 feet	10 feet
R-5	20 feet	10 feet	10 feet
T-2	48 feet	20 feet	10 feet
T-3 & 3.5	24 feet	12 feet	10 feet
T-4	6 feet	0 feet	10 feet
T-5	0 feet	0 feet	10 feet

For example, any site plan submitted as part of an application requesting approval for four students in a single family dwelling located in an R-4 Residence District would have to show four 9'x 18' spaces, none of which may be located closer than 25 feet from the front property line, closer than 12 feet from the side property line and ten feet from the rear property line.

Note: The Zoning Enforcement Officer may require an A-2 survey in instances where the plot plan is not sufficiently clear and there are concerns about a possible encroachment into the required front, side or rear yard
Failure to provide evidence of legal parking will result in a denial of the zoning permit application

***Note: Parking may be shown in required front and side yards on paved areas that existed as of November 14, 2006.**

Date Revised 3-8-16

New Student Housing Permit Application
Fall 2016 – Spring 2017

Address_____

Zoning Permit #_____

Name of 24-Hour Contact_____

Telephone #_____

Email Address_____

Names of Student Tenants License Plate # and State

1._____
2._____
3._____
4. _____

I hereby certify that I have read the student housing regulations and I will comply with all provisions including that no more than four (4) tenants will reside per housing unit. I hereby grant permission for the premises to be inspected for compliance with these regulations, upon reasonable notification, by Planning and Zoning Department staff.

Name Printed_____ Date_____

Signature_____

Approved by_____ Approval Date_____
Zoning Enforcement Officer

Fee_____
Date Paid_____
Receipt # _____

Date Last Revised 03-08-16

Notarized Affidavit of Permanent Residence

I, _____ duly swear that the property located at the following address,_____in Hamden, Connecticut is my permanent residence and that I live there at least ten months of the calendar year.

Signed:_____ on _____.

State of Connecticut County of _____ ss. (Town/City) On this the _____ day of_____, 20____, before me, _____ , the undersigned officer, personally appeared_____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that ___he__ executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand. _____

Signature of Notary Public) Date Commission Expires:_____ .

Date Revised: 3-8-16

ZP# _____

TOWN OF HAMDEN ADMINISTRATIVE ZONING PERMIT AND APPROVAL FOR APPLICATION FOR A BUILDING PERMIT

This permit is hereby applied for in accordance with the requirements of the Hamden Zoning Regulations, Inland Wetland Regulations, and other land use regulations as applicable, per plans attached.

PROPERTY ADDRESS _____ ZONING DISTRICT _____

☐ Spring Glen Village District ☐ Newhall Design District

PROPERTY OWNER _____ PHONE # _____

PROPERTY OWNER ADDRESS _____

Type of Permit: ☐ New Construction ☐ Swimming Pool ☐ Change of Use ☐ Addition ☐ Other
☐ Sign ☐ Excavation/Fill ☐ Accessory Building/Structure ☐ Continuation

Description of activity for which the permit is sought:

_____

_____

_____

Property Use: • Single Family • Commercial • Mixed Uses • Non-profit
• Multi-family • Manufacturing • 2 – 3 Family • Other

Utilities: • Public Water • Well • Septic • Sewer

This zoning permit and approval for issuance of a building permit is based on the plot plan and information submitted by applicant. This permit is subject to all conditions (if any) of approval, attached by any board/commission and/or department of jurisdiction. Falsification by omission or misrepresentation, or failure to comply with the conditions of approval or record, shall constitute a violation of the Hamden Zoning Regulations. Applicant certifies that property owner approves of this application. RIGHT OF ENTRY: Applicant grants permission to the Zoning Enforcement Officers, Inland Wetlands Enforcement Officer and other Planning and Zoning Department staff to enter the property for purposes of inspecting said property prior to approval of a permit and during construction to see that all conditions stipulated as part of any approval are being met.

Applicant SIGNATURE_____ Date_____ Email_____
Owner/Agent

PRINTED NAME _____

ADDRESS _____

TELEPHONE # _____ FAX _____

P & Z Approvals(s): • Site Plan • Special Permit • Re-subdivision • Subdivision
• O.S.D. • C.A.M. • A.P.Z. • Flood Hazard Area
• Flood Plain • Substantial Improvement

ZBA Variance (s) #: _____ Granted on: _____

A check mark indicates that a signature is required. Permit is not valid without all required signatures.

• Engineering	_____	Town Engineer	Date _____
• GNHWPCA	_____	Authorized Agt.	Date _____
• QVHD	_____	Authorized Agt.	Date _____
• Fire Department	_____	Fire Marshall	Date _____
• Inland/Wetlands	_____	Authorized Agt.	Date _____
• Police/Traffic	_____	Authorized Agt.	Date _____
• Tax Department	_____	Tax Collector	Date _____

Permit Issuer/Planning Office _____ Name Fee _____

_____ Title Date Paid _____

_____ Date Receipt # _____

Restrictions:

Revised 10/24/14 Note: Any Zoning Permit application that is not approved by the Zoning Enforcement Officer within 180 days of receipt due to lack of completeness or lack of compliance with one or more Zoning Regulations is automatically deemed denied.

QVHD

Request for QVHD Inspection required for Hamden Student Housing Permit*

DATE: _____

Address of Requested Property Inspection: _____

Applicant Name: _____

Phone : _____ Email: _____ FAX: _____

Owner's Name (if different from above): _____
List all owners as appears on property records

Owners Mailing Address

_____

_____

_____

Phone: _____ Email: _____ FAX: _____

Fee: $75.00 initial inspection + 1 re-inspection, payable before scheduled inspection
$50.00 Subsequent inspections if necessary

Signature of Applicant: _____

* Any violations of the Hamden Housing Code observed at the time of inspection are subject to enforcement

OFFICE USE ONLY
Fee Paid:
Date:

Quinnipiack Valley Health District

A Regional Health Department Serving Bethany, Hamden, North Haven and Woodbridge, CT

1151 Hartford Turnpike . North Haven . CT . 06473 . tel (203) 248-4528 . fax (203) 248-6671 . www.qvhd.org

Neighbors' Resource Information Sheet for Student Housing Issues

You are receiving this communication because the Hamden Planning and Zoning Department has issued a renewal or new approval for students to live next door to you. The Hamden Planning and Zoning Commission has requested that owners of properties housing students provide neighboring property owners with contact information and instructions for handling any problems.

Property Address: _____
_____
_____

Owner Name: _____

Phone Number: _____

Email Address: _____

Name of New Neighbors: 1) _____ 2) _____
3) _____ 4) _____

Student House Phone Number: _____

Please introduce yourself to them and let them know when the weekly trash pick-up is and how you expect neighbors to behave. In most instances there are no problems with students, but in the event that you do have a problem you should contact the appropriate university hotline and Hamden Police if you think it is a police issue.

Quinnipiac University Hotline: (203) 582-3770
Southern CT State Hotline: (203) 392-5357
Hamden Police: (203) 230-4000
Hamden Help Line: (203) 287-7676

In the event of loud parties or other disturbances, contact both the university hotline and the Hamden Police. If the police come, please request a copy of the incident report the following day. For repeat or chronic problems you should also contact the appropriate institution:

Quinnipiac University: Salvatore Filardi, Vice President Facilities & Capital Planning, 203-582-8665
Southern Connecticut State University: 1-888-500-7278
Albertus Magnus College: Community Relations: 203-773-8502

Any further questions, please contact the **Planning and Zoning Department** at (203) 287-7070

Date Last Revised 3-8-16

Please submit to the Planning and Zoning Department

Student Resource Information Sheet for Off-Campus Residential Living

The Hamden Planning and Zoning Commission has requested that you, as students living off-campus, be made aware of your responsibilities as neighbors and citizens when living off-campus. After reading the attached documents please sign this sheet and return it to your landlord. We also suggest that you take the time to introduce yourself to your neighbors. This will start your stay on a positive note, allowing your neighbors to explain their expectations and to let you know the schedule for trash pickups and recycling.

Please read the attached documents:

- ☐ 'Good-Neighbor' Guide
- ☐ Quinnipiac University or Southern Connecticut State University Student Code of Conduct
- ☐ Town of Hamden Noise Ordinance
- ☐ Town of Hamden Student Housing Zoning Regulations

By signing below I acknowledge that I have read the documents referenced above. I am aware that the landlord has granted permission for the premises to be inspected for compliance with Hamden Student Housing Zoning Regulations, upon reasonable notification, by Planning and Zoning Department staff.

Please Print Name	Please Sign Name	Date
Please Print Name	Please Sign Name	Date
Please Print Name	Please Sign Name	Date
Please Print Name	Please Sign Name	Date

Off-Campus Address

If you have any further questions, please contact the **Planning and Zoning Department** at (203) 287-7070

Date Revised 03-08-16

Student Copy

'Good-Neighbor' Guide

Please be mindful of the following:

- Only **4 or less** persons are allowed to be living in a house during a given lease.
- Trash/Recycling

  1. **Trash** is picked up once a week. All trash must be placed in the Town-provided green cart, at the curb, with the lid opening facing the street, using the arrows on the top of the lids as a guide. A cart cannot be picked up if it is sideways, backwards, behind another or behind an obstacle. The cart must be placed 3 feet away from other carts and any obstacles such as a mailbox, telephone pole or parked car. **All trash must be inside the cart – any trash outside the cart or in a cart with an open lid will be left behind.**

     - **Recycling** such as paper, cardboard glass and plastic (with recycling triangles #1-7; if it does not have a number then it is not recyclable) is picked up every other week the same day as the trash. Place any recyclable items (not refuse) together in the town-provided, blue, recycling cart for curbside pickup, with the lid opening facing the street, using the arrows on the top of the lids as a guide. Each cart must be placed 3 feet away from other carts and any obstacles such as a mailbox, telephone pole or parked car. You may combine your paper recycling with your glass food and beverage containers, metal food and beverage containers, juice/milk cartons and plastic containers. Be sure the containers are empty and rinsed. **Remember all acceptable recyclables, including cardboard, must be placed in the recycling cart or they will be left behind. Make sure the lid of the recycling cart is closed.**

     - **Bulk trash can be put out on the curb only during the months of October and April.**

- Parking

  - Vehicles cannot be parked in required front or side yards- except in a side yard that is already paved, and within ten feet of the rear property boundary (ask your landlord what the setback is).

Date Revised 03-08-16

- Parties
  - Remember that your neighbors don't keep the same work/sleep schedule that you do.
- Property maintenance
  - Keep the grass cut and yard free of debris, including beer cans, kegs, dilapidated furniture and litter.

*You are still subject to the provisions of the Student Handbook set forth by your university

Lastly, get to know your new neighbors!

If you have any further questions, please contact the **Planning and Zoning Department** at (203) 287-7070

Date Revised 03-08-16

Student Codes of Conduct

Extract from Quinnipiac University Code of Conduct for Off-Campus Living:

Residential Life
Introduction

University housing is one of the many learning experiences you will enjoy at Quinnipiac. University housing consists of traditional residence halls, apartment-style units and off-campus houses. Each of these options provides an opportunity to interact with students from a wide variety of geographical locations and cultural backgrounds. Your experiences with your fellow students will be enhanced by your tolerance, respect for others, and regard for the standards of good citizenship. Living in University housing is a privilege; not a right. Resident students are subject to the conditions set forth in the housing contract and the Student Code of Conduct. Students may be dismissed from University housing for violations.

All students, whether living in one of the on-campus residence halls, apartments, or off-campus properties are subject to the same University policies and procedures.

For more information please visit Quinnipiac University's Website:

http://www.quinnipiac.edu/prebuilt/pdf/studenthandbook1314/handbook1314_policies.pdf

Quinnipiac University Good Neighbor Policy

Quinnipiac University students have lived off campus in the Hamden and New Haven area for many years, and the vast majority of students have developed positive and lasting relationships with area residents and the local community. Off-campus students must understand and appreciate that residents of a particular community have made a long-term commitment to their neighborhood; students are often temporary members of the local community who reside there for the duration of their academic studies. The quality of life and the overall character of a neighborhood can be greatly influenced by the lifestyles and sense of community exercised by student residents. A respectful and courteous attitude is usually returned in kind and makes the neighborhood a more pleasant place in which to live.

Living off campus can be an important experience that carries additional responsibilities. Students living in the community are, at all times, representatives of Quinnipiac University and the conduct of those students reflects directly on the University. Families living in the neighborhoods that make up Hamden and the surrounding communities

have a right to enjoy a reasonable level of peace and quiet. As students, academic and personal schedules often conflict with the schedules of families and other residents. Students are expected to exercise good judgment and be sensitive to the needs of their neighbors.

Party hosts put themselves in serious jeopardy when their guests act irresponsibly. As a social host, off-campus residents assume all the risks associated with Connecticut state laws and municipal ordinances regulating the legal drinking age, noise and public safety when hosting a gathering. Connecticut state law and court decisions have held the social host liable for personal injury and property damage caused to a third party as a result of the irresponsible service of alcoholic beverages to guests, regardless of age. In addition, social hosts do not need to actually provide alcohol to their guests; they merely need to provide the venue for others to engage in irresponsible behavior. Those risks are compounded when minors are involved. The University views the hosts/residents of an off-campus property where an incident takes place to be responsible for that incident in its entirety, including the behavior of their guests, regardless of the hosts' original intentions for their event.

The University recognizes that some students wish to live off-campus, be responsible members of the local community, and experience independent living. However, when students use this independence to engage in actions or behaviors that attract the attention and concern of neighbors or others within the community, the University will respond accordingly. Dangerous and/or risky behavior, public intoxication, disorderly conduct, loud music and/or other noise late into the night, and high levels of vehicle traffic in the neighborhood are examples of matters of concern. Living off-campus does not alleviate students' responsibilities as a member of the Quinnipiac University community to abide by the Student Code of Conduct. As stated in the Student Handbook, *"Quinnipiac reserves the right to address, through the Student Code of Conduct process, incidents which occur off campus that may endanger the health, safety and welfare of others and/or adversely affect the University and/or the pursuit of its objectives."* Students must take the responsibility of living off-campus seriously, and remember that the University's community standards apply wherever a student chooses to live.

Extract from Southern Connecticut State Code of Conduct for Off-Campus Living:

Part III: Prohibited Conduct

A student who is found responsible for engaging in conduct that violates this Code on any Connecticut State University campus or on property controlled by the University or by any University affiliate shall be subject to the sanctions described in this

Code. Students who attempt to engage in conduct that violates this Code, who knowingly encourage, aid or assist another person in engaging in such conduct, or who agree with another person, explicitly or otherwise, to engage in such conduct, may also be subject to disciplinary action. Off-campus misconduct may be subject to the jurisdiction of the University and addressed through its judicial procedures if one of the following conditions is met: (i) a student engages in prohibited conduct at an official University event, at a University-sanctioned event, or at an event sponsored by a recognized student organization; or (ii) a student engages in prohibited conduct under such circumstances that reasonable grounds exist for believing that the accused student poses a threat to the life, health or safety of any member of the University community or to the property of the University. The decision to extend the University's jurisdiction to off-campus misconduct shall be made by the Vice President of Student Affairs on a case-by-case basis.

For further information please visit Southern Connecticut State's website:
http://www.southernct.edu/judicialaffairs/uploads/textWidget/wysiwyg/documents/Student_Code_of_Conduct_%28current%29.pdf

If you have any further questions, please contact the **Planning and Zoning Department** at (203) 287-7070

Noise Ordinance

EXTRACT FROM HAMDEN, CT CODE OF ORDINANCES: NOISE

101.02 CLASSIFICATION OF NOISE ZONES AND DISTRICTS

(A) Noise zone classifications. Noise zone classifications shall be based on the designated use of any parcel or tract, based on the zoning district in which a parcel is located as described on the Zoning Map and in the Zoning Regulations of the town as amended from time to time; provided that any parcel whose use is lawfully nonconforming to its district at the time this chapter is enacted shall be classified for noise emission purposes according to the district appropriate for the nonconforming use. The current designation shall be the determining factor, and any change in the zoning map or zoning regulations will also represent a change in the Noise District.

(B) Noise Districts.

(1) Residential Noise District. Lands or noise zones contained within residential districts by the Planning and Zoning Regulations of the town shall be designated as Residential Noise Districts, and shall be subject to the noise standards prescribed therefore or defined by this chapter.

101.03 NOISE STANDARDS

(4) (a) No person in a residential noise district shall emit noise exceeding the levels stated herein and applicable to the receptor's noise districts and noise zones:

	RECEPTOR			
	Manufacturing	Business	Residential	
			Day	Night
Residential Emitter to	62 dBA	55 dBA	55 dBA	45 dBA

(b) Levels emitted in excess of the values listed above shall be considered excessive and unnecessary noise.

101.08 ENFORCEMENT

The Hamden Police Department shall be responsible for enforcement of the provisions of this chapter. All notices and fines required or permitted by this chapter shall emanate from the Police Department. Fines shall be paid to the Department of Police Services.

(Ord. 428, passed 12-4-00)

101.99 PENALTY

Any person in violation of any section of any provision of this chapter may be fined in an amount not to exceed $100 per violation. Each day a violation continues after the time for correction of the violation has been given in an order shall constitute a continuing violation, and the amount of the fine shall be doubled for each day said violation continues, said fine not to exceed $400 dollars per day.

(Ord. 428, passed 12-4-00)

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If you have any further questions, please contact the **Planning and Zoning Department** at (203) 287-7070

Student Copy

Zoning Regulations

Extract from Town of Hamden Zoning Regulations

Zoning Regulations Amendment 15-958
Amendment to Student Housing
Adopted by the Planning and Zoning Commission *12/8/15*
Effective Date: 12/16/15

Section 670 Student Housing

Delete: Section 670.1

Amend:

Changes shown in boldface

Section 670.2 Student Housing in One-,Two- and Three-Dwelling Unit Buildings

Student housing is permitted in a one-, two- or three-dwelling unit building only if the building is the permanent residence of the principal owner of the property, or, if the building is owned by a business entity, the permanent residence of the principal owner of the business entity, verified each year by a notarized affidavit certifying that the property is the owner's permanent residence. With the exception of students living with their parents or guardians, all such student housing will be subject to the following requirements:

a. **Subsection a. is eliminated;**

b. Health Official approval for current housing-code compliance;

c. Fire Marshall approval for fire safety-code compliance;

d. No exterior changes to existing buildings unless required for compliance with building, housing or fire code;

e. The demonstrated provision for off-street parking at one space per student, with at least two spaces per dwelling unit having unimpeded access;

f. No parking in any required front yard, or side yard that is unpaved as of November 14, 2008. **The Zoning Enforcement Officer may require an A-2 survey in instances where the plot plan is not sufficiently clear and there are concerns about a possible encroachment into the required front or side yard;**

g. Parking is prohibited within 10 feet of the rear yard property line. **The Zoning Enforcement Officer may require an A-2 survey in instances where the plot plan is not sufficiently clear and there are concerns about a possible encroachment into the 10 foot rear yard setback;**

h. The landlord shall be responsible for providing trash receptacles and recyclable bins **supplied by the Town** and posting instructions regarding Town of Hamden pick-up schedules;

i. Submission of floor plans and, thereafter, any proposed modifications thereto;

j. Initial and renewal registration of student rental housing providing 24-hour contact person in Connecticut to resolve complaints;

k. Compliance with following density: A maximum of 4 students per dwelling unit, provided compliance with housing code for minimum square footage;

l. A Zoning Permit must be obtained;

m. The Zoning Permit will automatically renew each year upon submission of registration, **including a notarized affidavit certifying that the property remains the owner's permanent residence,** provided that the ZEO has not made a finding of non-compliance with the provisions of this section. A renewal registration form and fee must be received by August 1st of each year;

n. The property owner or applicant shall allow any such dwelling unit approved or renewed under section 670.2 to be inspected, upon reasonable notification, by Planning and Zoning Department staff for compliance with these regulations. A clause granting such permission will be included in applications for new student housing and annual renewals, signed by the owner or agent on the owner's behalf.

o. A copy of the Student Housing Permit Renewal Packet or Student Housing Permit Application Packet, as appropriate, in use at the time the lease agreement is signed, shall be attached to the lease agreement.
The lease agreement shall include the following language:

"The lessee acknowledges having read and signed the Town of Hamden's 'Student Resource Information Sheet for Off-Campus Residential Living,' stating that he or she has read the other Student Housing Permit or Student Housing Renewal documents and agrees to comply with all the requirements therein. The lessee further acknowledges that any violation of those conditions or the Hamden Zoning Regulations Student Housing Regulations is grounds for immediate termination of this lease agreement."

A copy of the Lease Agreement will be provided to the Zoning Enforcement Officer as part of new and renewal applications

Article VIII. Definitions and Abbreviations

Add:

Permanent Residence: "The primary domicile occupied by the owner for at least ten months out of a twelve month period."

Amend:

Rooming House or Boarding House: Any dwelling in which at least 3 persons but less than 15 persons are housed or boarded for consideration or otherwise without separate kitchen facilities, with or without

meals. If 15 or more persons are housed or boarded, such building shall be considered a hotel or motel. ***Exception: The student housing provisions of these regulations will govern dwellings housing unrelated individuals meeting the definition of student.***

If you have any further questions, please contact the **Planning and Zoning Department** at (203) 287-7070

Date Revised 03-08-16