

Zoning Regulations Amendment 16-959

Amendment to Student Housing

Adopted by the Planning and Zoning Commission 11/15/16

REC'D AND FILED
Effective Date: 11/30/16

670 Student Housing

The following section is adopted to provide for the needs of students for off-campus housing while at the same time providing for the health, welfare, and safety of students and residents and the livability of residential neighborhoods. Student housing unit is defined as a dwelling unit occupied primarily by unrelated individuals enrolled in a program of study at an educational institution, college or university, trade school, training facility or similar entity. Student housing units are allowed subject to the following conditions and standards:

670.1 Owner-Occupied Buildings

- a. Owner-occupied student housing dwelling units are allowed provided that no more than two students occupy any single dwelling unit as renters or boarders. Owner-occupied dwelling units are subject to the following requirements:
 - i. No structural exterior changes are permitted to existing buildings unless required for compliance with building, housing or fire code;
 - ii. No parking is allowed in any required front yard;
 - iii. Initial and thereafter renewal registration and certification of owner occupancy; renewal registration and certification must be received by August 1st of each year;
 - iv. A Zoning Permit must be obtained;
 - v. The Zoning Permit will automatically renew each year upon submission of registration and certification provided that the ZEO has not made a finding of non-compliance with the provisions of this section.
- b. Three or 4 students per dwelling unit as renters in an existing 2- or 3-dwelling-unit building that is occupied by the building owner and will continue to be occupied by the building owner are allowed subject to the following requirements:
 - i. Deleted
 - ii. Health Official approval for current housing-code compliance;
 - iii. Fire Marshall approval for fire safety-code compliance
 - iv. No structural exterior changes to existing buildings unless required for compliance with building, housing or fire code;
 - v. Demonstrated provision for parking at one space per student, with at least two spaces per dwelling unit having unimpeded access;
 - vi. No parking in any required front yard;
 - vii. A maximum of 4 students per dwelling unit are allowed, provided compliance with housing code for minimum square footage;
 - viii. Submission of floor plans and, thereafter, any proposed modifications thereto;
 - ix. Initial and thereafter renewal registration and certification of owner occupancy. Renewal registration must be received by August 1st of each year;
 - x. A Zoning Permit must be obtained;
 - xi. The Zoning Permit will automatically renew each year upon submission of the registration form and fee, provided that the ZEO has not made a finding of non-compliance with the provisions of this section.

670.2 Non-Owner-Occupied One-, Two- and Three-Dwelling-Unit Buildings

All student housing located in a one-, two-, or three-dwelling-unit building that is not occupied by the building owner shall meet the following requirements:

- a. Deleted
- 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, 2006;
- g. Parking is prohibited within 10 feet of the rear yard line;
- h. The landlord shall be responsible for providing trash receptacles and recyclable bins 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, 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.