

TOWN CLERK  
HAMDEN, CT

**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.*