



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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CITY HALL 1898-1967

CERTIFICATE OF DECISION

July 30, 2019

Fred A. Messore, Commissioner
Planning and Development
City of West Haven
355 Main Street
West Haven, CT 06516

Proposed Amendments to Zoning Regulations. Proposed amendments to the City's Zoning Regulations regarding Short Term Rentals (such as Airbnb and VRBO) in certain districts.

APPLICANT: City of West Haven Planning and Zoning Commission
DATE OF MEETING: July 23, 2019
FILE: #ZR 19-028
ACTION: Approved
EFFECTIVE DATE: August 12, 2019
APPROVED CHANGES: To add Short Term Rentals as a permitted use by Special Exception approval of the Zoning Board of Appeals in certain districts by amending Definitions and Tables 39.1, 39.2 and 62.1. (Copy of revised text attached.)

The above referenced matter was approved on the date stated above and a Notice of Decision was published in the New Haven Register on July 26, 2019. **Per Section 86.17 of the West Haven Zoning Regulations**, the decision on this application for text change was recorded in the City Clerk's Office.

Sincerely,

David W. Killeen
Assistant City Planner

PROPOSED AMENDMENTS TO ZONING REGULATIONS RE:
Short Term Rentals (e.g. Airbnb, VRBO)

Revised 6/25/19 (Amended Version)

- 1. Amend Article 1, Section 2, Definitions, by adding the following definition for a new use, “Short-Term Rental”:

RENTAL, SHORT-TERM (e.g. Airbnb, VRBO) – The temporary rental of part or all of a property to any temporary renters for a minimum of seven (7) days.

- a) Occupancy is limited to no more than 4 unrelated adult temporary renters and/or their children, at any one time.
- b) The property owner is responsible for the condition of the property.
- c) Use does not transfer to subsequent owner and requires reapproval by the ZBA.
- d) Minimum 70 sf for one person + 50 sf for additional guests, including children.

- 2. Amend Table 39.1 and 39.2 as follows:

- a. Add “Short-Term Rental” as a Special Exception Use (SU) in the R1 and R2 Districts under Table 39.1.
- b. Add “Short-Term Rental” as a Special Exception Use (SU) in the Neighborhood and Regional Business Districts under Table 39.2

- 3. Amend Table 62.1 as follows:

Under Table 62.1, Section A., after, Accessory Apartment, add:

Use Category	Required Parking Spaces Loading	Required Spaces
Short-Term Rental	1 additional space	NONE