

Providence City Plan Commission

June 28, 2022



AGENDA ITEM 1 ▪ ZONING AMENDMENT FOR REGULATION OF STUDENT OCCUPANCY

OVERVIEW

PROPONENT:	Introduced by Councilwoman Helen Anthony	RECOMMENDATION:	Recommend approval of the proposed zoning change
CASE NO./PROJECT TYPE:	CPC Referral 3523 Zoning Ordinance Amendment		
PROJECT DESCRIPTION:	Expansion of regulation of college student occupancy in residential zones	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The proponent is proposing to amend Sections 1202.K and L of the zoning ordinance, to expand regulations relating to the occupancy of dwellings in residential zones by college students. Currently, no more than three college students are permitted to occupy a single-family house in the R-1 and R-1A single-family zones. The amendment would expand this restriction such that no more than three college students would be permitted per dwelling unit in all types of dwellings (single-, two-, three-, and multi-family dwellings) in the R-1, R-1A, R-2 and R-3 zones. The proponent is also proposing to amend section 1910 pertaining to the requirements for institutional master plans. The amendment would require the plans to include information on the number of students who live off campus, procedures for communicating city policies to students, a process for disciplining students, and means of contacting the institution regarding student violations of city ordinances.

The intent of the change is to prohibit over intensification of dwellings in residential zones and have educational institutions set procedures for management of student behavior off-campus. The change would prevent residential property from being used in a manner that is more intense than what is intended by the zoning ordinance.

The amendment would be in character with Comprehensive Plan objective LU1, which calls for protecting and enhancing stable neighborhoods; H3, which calls for requiring colleges and universities to develop plans for student housing and to address concerns about resident displacement; and LU7, which promotes allowing for institutional growth while preserving neighborhoods.

The purposes of zoning listed in Section 101 include promoting the public health, safety and general welfare of the community; providing for a range of uses and intensities of use appropriate to the character of the city and its neighborhoods, reflecting current and expected future needs; providing for orderly growth and development; protecting the historic, cultural and scenic character of the City and its neighborhoods; promoting a balance of housing choices for all income levels and groups; and providing affordable, accessible, safe, and sanitary housing for the health, safety and welfare of all residents. This amendment is consistent with these purposes.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the amendment to the City Council pursuant to finding the amendment to be in conformance with the Comprehensive Plan and the purposes of zoning.