

COMPONENTS OF RECOMMENDATIONS MUST ADDRESS:

- Availability of adequate, existing on-site parking
- College involvement, particularly relating to the current campus alcohol policies
- Evaluation of the number of off-campus undergraduate and graduate students living within the City of Williamsburg
- Enforceability mechanisms
- Noise control and property maintenance, including trash
- Identification of eligibility for any proposed ordinance changes
- Identification of risks, knowns, and unknowns
- Balance between single family homes and rental/off-campus student housing
- “Good Neighbor” education

SUB-GROUP 1 RECOMMENDATIONS

- Off-campus students should be required to register addresses with the College.
- All interested parties, including the student, landlord, College, and City Zoning Administrator would receive automatic e-mail notification of city ordinance violations.
- Occupancy variance permits should be issued for all rental houses zoned single family but with any number of unrelated persons residing in it, and there would be no set cap on the maximum number of unrelated persons living in a home, provided the requirements determined by the occupancy variance permit were met.
- A board consisting of community stakeholders should be created to determine appropriate rental/owner-occupied percentages in neighborhoods and evaluate the occupancy limits of houses based on set variables, such as safety and square footage, as well as public comment.
- Occupancy variance permits would be issued for two years but would be renewable.
- A point system would be put in place, similar to the Virginia driving license system, whereby each complaint against the tenants (maintenance, conduct, or other) would result in the accrual of points. After a certain set number of points, the permit could be revoked.

SUB-GROUP 2 RECOMMENDATIONS

- The College should increase education efforts, including recommended off campus living workshops and guides to off-campus living.
- An off campus Student Code of Conduct should be implemented.
- The College should construct additional on-campus housing for students.
- College Administration and coaches should become more involved in addressing off campus violations and/or complaints regarding students.
- The College parking deck on Ukrop Way and the city parking deck on Henry Street should be rezoned to allow city residential parking or monthly parking during the off-season.
- A coalition of community stakeholders including residents, students, and landlords should be created.
- A citywide rental permit system should be created for variances of the current three-person rule.
- A rental cap for the possible number living in a rental dwelling would be put in place under the rental permit system.
- A suggested template for a lease addendum for rental dwellings with the special permit would be created.
- A better definition of “bedroom” in terms of minimum square footage requirements and other considerations should be included in the zoning ordinance.