

Group Living Code Amendment

Proposed Zoning and Building Code regulations for Temporary “Tiny House Villages” (SRO Community, Detached)

05/21/19 Emerging Uses meeting

DRAFT conceptual language for City and Group Living Advisory Committee Review



Today's Agenda

4:00 – 4:15	Welcome, Agenda and Check In	Connect
4:15 – 4:30	Project Updates and Schedule; Meeting Goals	Catch-up
4:30 – 5:00	Review of March Emerging Uses Subgroup input	Orient to now and desired future
5:00 – 6:15	Review, Discussion and Recommendations: Regulation Specifics	Refine available options
6:15-6:30	Gratitude, Next Steps and Close	Close meeting; orient to what's next

Updates since March subgroup meeting

- CM Kniech will sponsor a near-term text amendment to create a specific temporary use type for tiny home villages, with clear regulations and public processes.
- Based on GLAC Emerging Uses subgroup feedback on proposed temporary use.
- Rationale:
 - Existing Beloved Community Village village has demonstrated successful model for housing people exiting homelessness in self-managed community
 - Several residents have moved on to permanent housing since BCV opened in 2018
 - Funding exists for new villages.
 - Clear direction from community and adopted plans to ramp up efforts to house people experiencing homelessness.
 - Temporary Unlisted Use permitting model has allowed for experimentation and consideration of rules by zoning, building and fire staff.
 - Fast deployment of villages requires predictable process for operators and neighbors
- Will begin official public adoption process in this summer, with expected City Council final public hearing in October.

Anticipated Schedule

Month	“Tiny House Village” /Detached SRO Community	Full Group Living Code Update
May	Drafting	GLAC and Subgroup Meetings
June	Public Meeting, Internal Review	Project on Hold
July	Public Review Draft	GLAC and Subgroup Meetings (late July)
August	Planning Board (tent. Aug 7); LUTI (tent. Aug. 27)	Refine and Confirm Strategy
September	City Council First Reading	Public Meeting (strategy review)
October	City Council Public Hearing (tent. Oct. 7)	Drafting and Public Review Draft
November	Implementation	Planning Board, LUTI
December		City Council First Reading
January		City Council Public Hearing
February		Implementation
March		Implementation

What are "Tiny House Villages?"

- Communities of small detached sleeping units arranged on a site with common facilities, such as bathrooms, kitchens and gathering areas.
- Gaining popularity as one of many "housing first" approaches for addressing homelessness.
- Can be built quickly at lower cost
- Offer opportunity for living with a self-governed community while having private space.

Why not call them that in the Zoning Code?

- **Tiny Houses** – as full dwelling units with kitchens, bathrooms and living space – are already permitted in single- and multi-unit zone districts. Denver does not have a minimum size for a dwelling unit.
- **Tiny House Villages** being built in Denver and around the U.S. for people experiencing homelessness are different for several reasons:
 - Built as a "disaggregated" version of Single-Room Occupancy housing popular in the early 20th century
 - "Homes" are not full dwelling units (regulated differently in Building and Zoning Codes)
 - Shared bathroom, kitchen and common areas
 - Provisional utilities and temporary habitable structures
 - Flexibility on building form, density and site design standards required of permanent development by the Denver Zoning Code



Occupy Madison Village
Madison, WI



Whittier Heights Tiny House Village, Seattle, WA

March 19 Subgroup Meeting Input

Minimum off-street parking not necessary for temporary use

- No proposed parking requirement

Minimum Storage:

- Contemplated, but ultimately not required based on input from GLAC and other stakeholders. Outdoor storage will be prohibited in setback and structure separation areas.

Clarification on “entrance,” Entry Feature

- Early proposal suggested pedestrian entrances from primary street to sleeping units (since removed)
- Entry Feature: An entrance to a building, a structure, or an architectural building feature, which signals to a person how to travel from the Primary Street to the primary uses within a building.
 - Door
 - Gate
 - Porch or Stoop
 - Canopy

March 19 Subgroup Meeting Input cont.

Public Outreach/Input:

- ZPIN (Zoning Permit with Informational Notice) more appropriate for conventional permanent uses.
- proposed ZPSE (Zoning Permit with Special Exception Request) would not be appropriate
 - Public hearings not typically required for temporary uses
 - Board of Adjustments hearing schedule would result in lengthy delay

Concentration of residential care facilities

- Temporary use will allow quick deployment of this use to address homelessness.
 - Permits will have maximum duration of 4 years.
- Future permanent version may have additional requirements, such as spacing and density, to be addressed in the Group Living Project.

March 19 Subgroup Input: Permanent version of village use

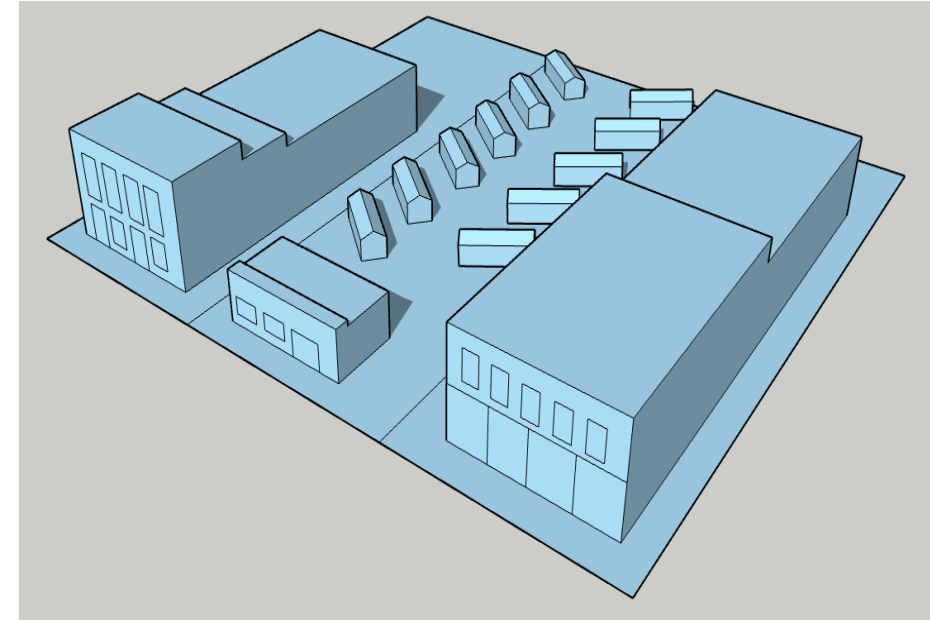
Desired Configuration for future long-term and permanent SROC/Detached uses

- Common structures address public realm
- Meet Zone District build-to, transparency and active use requirements

Will move through adoption this winter with rest of Group Living code amendments.

Subgroup suggested:

- exploring lower intensity zone districts as land costs in multi-unit districts may preclude this use.
- Analyze whether *attached* SROs would be permitted where detached model is allowed.
 - Team will come back with analysis and recommendation.



Proposed Temporary Use definition:

Temporary Detached Single-Room Occupancy (SRO) Community: The residential occupation of multiple detached temporary buildings containing only sleeping units and located on a single zone lot, combined with one or more separate temporary buildings containing common eating, bathing, toilet and gathering facilities. Residents of the use are previously homeless persons.

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Temporary Use Permit: Proposed Applicant Requirements

- Operational Plan setting forth details of specific project (details next slide)
- Community Information Meeting required
- Site Plan demonstrating compliance with siting and design standards, etc.

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Operational Plan Requirements

Operational Plan requirements will be published in a guide on the CPD website, and will include:

- Resident qualifications and selection process;
- Security for residents and adjacent properties;
- Property maintenance plan;
- Transportation provided for residents, as applicable;
- Provision of housekeeping facilities and services for residents (e.g. laundry services, health care, etc.);
- Community governance and procedures for violators;
- A single point of contact in case of emergency;
- Mitigation of potential impacts to surrounding properties, such as impacts from potential noise, outdoor lights, littering, and pets; and
- Commitments in place to occupy the subject property and to remove the use upon expiration of permit timeframes, unless such time is extended through amendment of the Denver Building Code and/or Denver Zoning Code.

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Zoning and Building Requirements

Primary Street Setback	20 feet in SU, TU, RH; per shallowest Zone District minimums elsewhere
Side Interior, Side Street, Rear Setback	5 feet
Building Separation	Per Building and Fire Code (typically 10 feet)
Foundation	Required (may be relocatable)
Entry Feature	Required on common use structures if located near Primary Street
Over-height privacy fence	Allowed with permit (1/4 of area above 4 feet must be transparent)
Parking	No minimum parking required
Sleeping Unit Size	Min. 70 square feet
Number of units permitted	Determined by building separation, lot size, etc.
Occupants per Sleeping Unit	Two
Accessory Uses (pets, gardens, etc.)	Follow typical residential use regulations

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Permitted Zone Districts

- **Single-Unit, Two-Unit, Row House:**
 - Permitted only in combination with a primary civic/public/institutional use
 - Community Centers
 - Fire Stations
 - Cultural Facilities (museums, libraries, etc.)
 - Schools
 - Churches
 - Clubs or Lodges
 - Community Information Meeting required
- **All other Zone Districts (except Open Space-)**
 - Community Information Meeting required
- **Open Space-**
 - Not Permitted

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Community Information Meeting

- Applicant-hosted public meeting required **prior** to Zoning Permit application
- Notice provided at least 21 days in advance:
 - Posted Notice
 - Written notice to RNOs and Council Members within 400 feet
 - Written notice to tenants and owners of properties within 400 feet (based on community feedback to include renters in notice)
 - Best efforts to identify other relevant neighborhood-service organizations (churches, nonprofits, etc.)
- Neutral facilitation/record-keeping required
- Applicant to provide record of meeting as part of Zoning Permit application materials
- CPD will publish minimum guidelines for Community Information Meeting

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