

Group Living Code Amendment

Emerging Uses Subgroup: Phase 3 Meeting 1
Information Packet

*DRAFT proposal language for Group
Living Advisory Committee Review*



Agenda

Time	Topic and Facilitator Notes	Objective(s)
4:00 – 4:20	Welcome and Check In Check-in/warm-up activity – Any new learning that the group should keep in mind as we begin the decision-making phase?	Connect
4:20 – 4:45	Committee Progress, Meeting Agenda, Objectives and Housekeeping What’s been happening and our plans for today	Orient to progress, now and desired future
4:45 – 4:55	Tiny Home Villages: Current System and Overview of Proposed Changes Build understanding of changes and tentatively identify committee recommendation	Learn & Discuss
4:55 – 6:15	Section by Section Review of Tiny Home Villages Proposal Build shared understanding, suggest changes as needed and agree to committee recommendations	Discuss → Decide
6:15 – 6:30	Gratitude, Next Steps and Close	Close meeting; orient to what’s next

Examples (THVs aimed at addressing homelessness)



Occupy Madison Village

Madison, WI

Permitted as temporary residential structures per 2013 ordinance allowing such uses on church/nonprofit-owned property with minimal regulation, operators provide liability insurance



Community First Village

Austin, TX

Permitted as RV Park use in unincorporated part of Austin metro



Whittier Heights Tiny House Village

Seattle, WA

Permitted under Transitional Encampment Ordinance, which allows temporary structures and tents for up to 1 year with minimal regulation, operator provides liability insurance

Permitting of current tiny home village

Section 11.11.1 UNLISTED TEMPORARY USES

11.11.1.1 All Zone Districts In all zone districts, where permitted with limitations:

- A. The Zoning Administrator may allow and impose limitations on unlisted temporary uses according to this subsection 11.11.1.
- B. B. All such determinations shall be reviewed according to the procedures and review criteria stated Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.
 - Has provided time for operator and city to learn from pilot project and better understand applicability of key Building and Fire requirements, etc.
 - Following proposal based on experience with pilot, aims to provide more predictable process for operators and stakeholders.

Goals for proposed regulations

Goals:

- Create zoning, building, and other regulations for developments of detached sleeping quarters with common facilities, commonly known as “tiny home villages.”
- Establish clear expectations for operators, developers, future residents, and neighbors
- Scale requirements to length of time / level of permanence
 - Temporary uses on land pending development, publicly-owned land, etc.
 - Permanent uses as detached SRO housing
- Promote new developments being compatible with the physical fabric of neighborhoods. Where appropriate, ensure building form, siting, and uses do not detract from the public realm
- Promote safety for residents and neighbors

Proposed conceptual definition:

Terminology: Single Room Occupancy Community, Detached *(note: will coincide with SRO/Attached uses moving out of Lodging and into Group Living as a Residential use)*

Types:

1. Temporary/Short-Term/Semi-Permanent:

- a. Level One - up to 180 days, renewable up to another 180 days, consistent with building code for temporary structures
- b. Level Two - up to 2 years, renewable up to another 2 years, consistent with Denver Water standard for temporary tap without tap fee

Conceptual Definition: Multiple detached sleeping units on a single zone lot with common eating, bathing, toilet and gathering facilities and operated for the purpose of temporarily housing people transitioning from homelessness to long-term housing.

2. Primary (permanent):

Conceptual Definition: A permanent group of detached sleeping units on a single zone lot with common eating, bathing, toilet and gathering facilities.

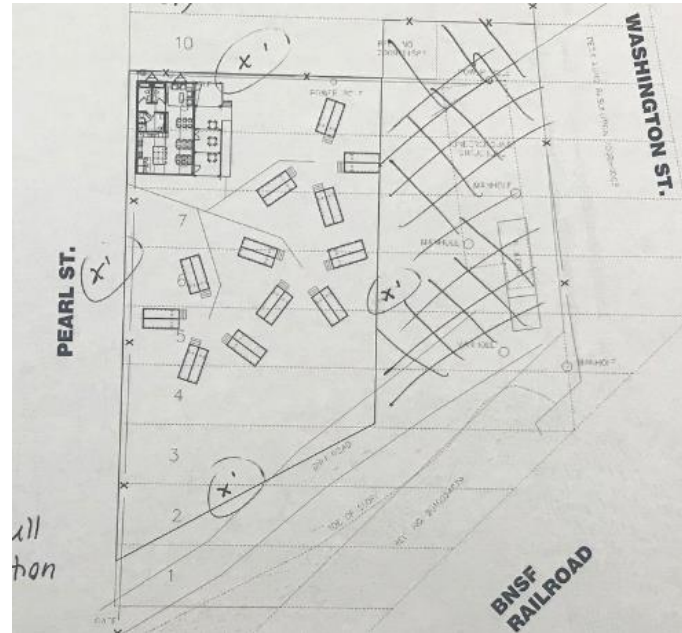
Building Form and Design Standards

	Setbacks	Other Siting and Design Element Standards	Required Minimum Parking	Outdoor Lighting, Fencing, Signage	Accessory Uses
Temporary Level 1 (180 day renewable)	Follow zone district and building code (typ. 10' unless fire-rated)	May require "Entrance" (primary street-facing door)	None	Follow existing zone district standards	Allowed per standard group living use; does not allow STR. Allow some limited home occupations.
Temporary Level 2 (2-year renewable)	Follow zone district and building code (typ. 10' unless fire-rated)	May require "Entrance" (primary street-facing door) and other design elements	None, or possibly Residential Low (see below)	Follow existing zone district standards	Allowed per standard group living use; does not allow STR. Allow some limited home occupations.
Primary (permanent)	Follow zone district and building code (typ. 10' unless fire-rated)	Build-to and activation requirements per zone district (typically can be met by the common facility bldg.) Consider an admin. adjustment for relief from these	Residential Low category (context-sensitive from 0 to 0.25 spaces per unit) plus typ. reductions for transit proximity, etc.	Follow existing zone district standards	Allowed per standard group living use; does not allow STR. Allow some limited home occupations.

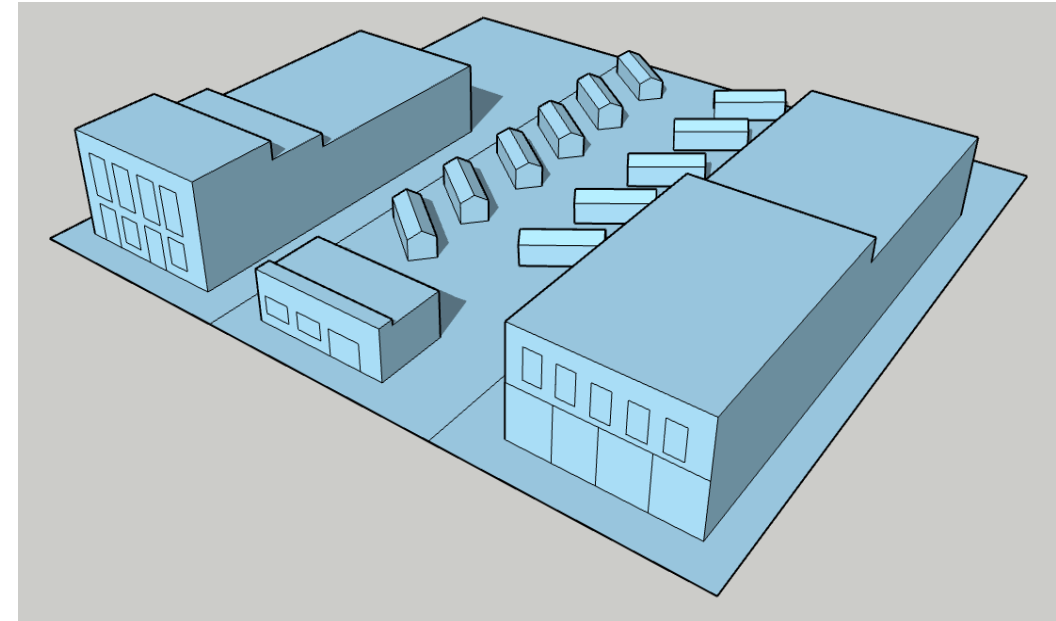
Site Design Intent: higher standards for primary uses



Current Beloved Community Village site configuration
3750 Blake St.



Early proposed BCV Site Configuration for 4400 Pearl St., showing effort to have common structure address public realm. Zoning has asked that units also have access to street



Example configuration for future long-term and permanent SROC/Detached uses

- Common structures typically used to address public realm
- Meet zone district build-to, transparency and active use requirements

Proposed Building/Other Regulations

	Storage	Min Sleeping Unit size	Structure Systems and Services (for sleeping units)	# of Detached Sleeping Units	Services and utilities	Occupancy
Temporary Level 1 (180 day renewable)	<ul style="list-style-type: none"> X cubic ft/unit accessory storage, required in-unit closet ~2' deep by 3' wide by 5' tall (30 cubic feet) 	70 sq ft (per IRC habitable space or sleeping room)	DBCA <u>Temporary Habitable Structure</u> heater electrical service	Determined by lot size and building separation requirements	Required – Some may be portable/ approved provisional systems	2 adults (per BCV) or ? Children?
Temporary Level 2 (2-year renewable) and Primary (permanent)	<ul style="list-style-type: none"> X cubic ft/unit accessory storage required in-unit closet ~2' deep by 3' wide by 5' tall (30 cubic feet) 	70 sq ft (per IRC habitable space or sleeping room)	DBCA <u>Residential Structure</u> Heater electrical service IECC insulation	Det. by lot size and building separation requirements	Required	2 adults (per BCV) or ? Children?

Permitted Zone Districts (for discussion and further study)

	All SU, TU, RH	MU, RO, RX, CC, MX, MS, 2.5 and down	MU, RO, RX, CC, MX, MS, 3 and up	CMP-H2, CMP-EI2	All Other CMP	All D, all other M	I-A, I-B
Temporary (Level 1)	ZP*	ZP	ZP	ZP	ZP	ZP	ZP**
Temporary (Level 2)	ZPSE*	ZP	ZP	ZP	ZP	ZP	ZP**
Primary			ZP		ZP	ZP	

- *: Temporary in SU, TU, RH would be permitted only in combination with a primary civic/public/institutional use
- **: I-A and I-B districts do not permit new primary residential uses except shelters and CCFs