Group Living Code Amendment

Proposed Zoning and Building Code regulations for Temporary Tiny Home Villages

June 2019

DRAFT Language and concepts
What are "Tiny Home 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 update the code?

• Existing Beloved Community Village permitted as “Unlisted Temporary Use”
  o No clear regulations or use limitations as for other temporary uses
  o Results in less predictability for applicants, neighbors and other stakeholders
  o Unknown/difficult process for applicants to navigate

• Rising interest in this use locally and nationwide as step between shelters and permanent housing for people experiencing homelessness

• Existing villages here and in other cities have demonstrated service advantages for couples, LGBTQ people, people with pets and others who find it hard to use conventional shelter systems.

• CM Kniech has proposed an update to the code to create a specific temporary use category for tiny home villages, with clear regulations and public processes.

• Will begin official public adoption process in early August, with expected City Council final public hearing in October.

• Accompanied by parallel amendments to the Denver Building Code.
Temporary vs. Permanent Tiny Home Village use

Temporary Tiny Home Village
- Grants flexibility from building form, site design standards

Desired Configuration for future long-term and permanent Tiny Home Village 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.
Permitted Zone Districts

- **SU (single-unit), TU (two-unit), RH (rowhome):**
  - Permitted only on properties where there is an existing civic or public use, such as a church, community center or cultural facility.
  - Limit of 30 sleeping units in a Temporary Tiny Home Village in SU, TU or RH zone district
  - Community Information Meeting required

- **All other Zone Districts (commercial, mixed use, industrial, etc.; excludes Open Space districts)**
  - Neighborhood Information Meeting required

- **OS- (Open Space)**
  - Not Permitted
Proposed Temporary Use definition:

**Temporary Tiny Home Village**: The residential occupation of multiple relocatable temporary buildings containing only sleeping units combined with one or more separate buildings containing common eating, bathing, toilet and gathering facilities, all located on one zone lot. This temporary use is intended to grant flexibility from building form and site design requirements for providers of housing for people who are experiencing or are at risk of homelessness. Tenancy is typically 30 days or longer. This temporary use does not include Trailer Camp or Court as defined in the Zoning Code.

**Permit duration**: up to four years.

**Permit limits**: Upon expiration of permits, no new Temporary Tiny Home Village uses may be permitted on a subject site for at least 4 years.

**Permit options**:
- **Short Term Temporary** - up to 180 days, renewable up to another 180 days
  - Permits portable toilets, provisional utility connections
- **Long Term Temporary** - up to 2 years, renewable up to another 2 years
  - Requires more permanent facilities and utility connections
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.
Operational Plan Requirements

- Applicant background and role in village management and operations
- Resident qualifications and selection process (demonstrated risk of homelessness, etc.);
- Security for residents, and in relationship to the surrounding community
- 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 violations;
- 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, or the use is reconfigured as a permanent Tiny Home Village and a new permit is issued.

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<table>
<thead>
<tr>
<th>Proposed Zoning Requirements</th>
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<tbody>
<tr>
<td><strong>Front Setback</strong></td>
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<td><strong>Side, Rear Setback</strong></td>
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<td><strong>Entry Feature</strong></td>
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<td><strong>Over-height privacy fence</strong></td>
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<td><strong>Parking</strong></td>
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<td><strong>Number of units permitted</strong></td>
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<td><strong>Accessory Uses (pets, gardens, etc.)</strong></td>
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Community Information Meeting

- Applicant-hosted public meeting required **prior** to Zoning Permit application

- Notice requirements:
  - Posted Notice
  - Mailed Notice to:
    - RNOs and Council Members within 400 feet
    - Tenants and owners of properties within 400 feet (based on community feedback to include renters in notice)
  - Outreach to other relevant neighborhood-service organizations (churches, nonprofits, etc.)

- Translation of notice and materials required where warranted (via guidelines)

- Neutral facilitation/record-keeping required (via guidelines)

- Applicant to provide record of meeting as part of Zoning Permit application materials

- CPD will publish minimum guidelines for Community Information Meeting
Frequently Asked Questions

1. Does the proposal limit the quantity of tiny homes in a Village?

For Residential Zone Districts – Yes, no village can have more than 30 tiny homes, but the size of eligible sites (adjacent to community/civic uses like a church) will also limit the number of homes due to set-back and building spacing requirements and some sites may not be able to accommodate the maximum number of homes.

For other Zone Districts – No, the size of villages will be naturally limited by the required set-backs and spacing requirements that determine how many homes can fit on a site.

2. Are there spacing limitations between Temporary Tiny Home Villages?

Because the ordinance deals only with temporary uses, no spacing limitations are proposed. The Group Living project is separately examining the Zoning Code’s current spacing limitations for other, permanent group living uses, such as Large Residential Care, and the insights of this evaluation and dialogue could inform any discussion about spacing for permanent THVs as part of the Group Living package in late 2019.

3. How will communities learn about and have a voice in proposed Villages?

This ordinance introduces a new form of community information meeting that happens earlier in the process than any other zoning notification (before an application is submitted), and requires documentation of community questions and provider responses/mitigations, to be provided within the application packet. In this way, the ordinance seeks to lay a strong foundation for communities to develop early and deep understanding of proposed projects and to have a strong voice the design and operation of a site and the relationship applicants have with the community.
# Temp. Tiny Home Village: Anticipated Adoption Schedule

<table>
<thead>
<tr>
<th>Month</th>
<th>Temporary Tiny Home Village Amendment Milestones</th>
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<td>Drafting</td>
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<td>June</td>
<td>Public Meeting, Internal Review</td>
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<td>July</td>
<td>Public Review Draft</td>
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<tr>
<td>August</td>
<td>Planning Board (tent. Aug 7); LUTI (tent. Aug. 27)</td>
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<tr>
<td>September</td>
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<tr>
<td>October</td>
<td>City Council Public Hearing (tent. Oct. 7)</td>
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<tr>
<td>November</td>
<td>Implementation</td>
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<td>December</td>
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Proposed Building Code Amendments*

- Creates new Denver Building and Fire Code occupancy type for relocatable sleeping units and detached common-use facilities (kitchens, gathering areas, bathrooms).
- Foundations Required (may be relocatable)
- Minimum Sleeping Unit size: 70 sq. feet
- Occupants permitted per sleeping unit: 2
- Building Separation: 10 feet, reductions may be permitted if constructed with additional fire protection

Other Group Living Updates

- Address household definition and number of adults permitted to live together
- Update and consolidate complicated regulations for shelters and residential care facilities
- Remove barriers to affordability and flexibility in housing
- Establish clearer regulations and expectations for neighbors, operators and other stakeholders.
- Establish permanent Tiny Home Village zoning and other uses not currently addressed in code.
# Group Living Project: Anticipated Schedule

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<td>GLAC and Subgroup Meetings</td>
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<td>Refine and Confirm Strategy</td>
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More Information and Project Contacts

• More information at: www.denvergov.org/groupliving

• Feedback may be sent to:
  o Andrew Webb (case manager): andrew.webb@denvergov.org;
  o Councilwoman Robin Kniech (sponsor): kniechatlarge@denvergov.org