

Group Living Code Amendment

Proposed Zoning and Building Code regulations for relocatable “tiny home villages” (Temporary Detached SRO Community)

June 5, 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 not call them that in the Zoning Code?

- **Tiny homes** – 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 home 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 home Village, Seattle, WA

Why update the code?

- Existing Beloved Community Village permitted as “Unlisted Temporary Use”
 - No clear regulations or use limitations as for other temporary uses
 - Results in less predictability for applicants, neighbors and other stakeholders
 - 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

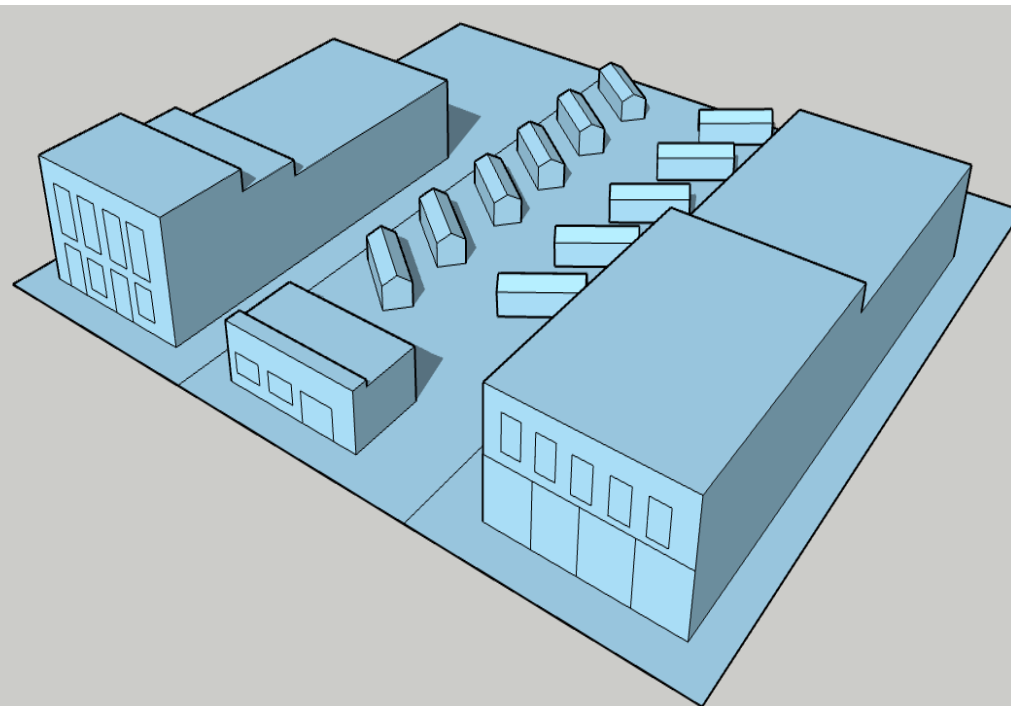
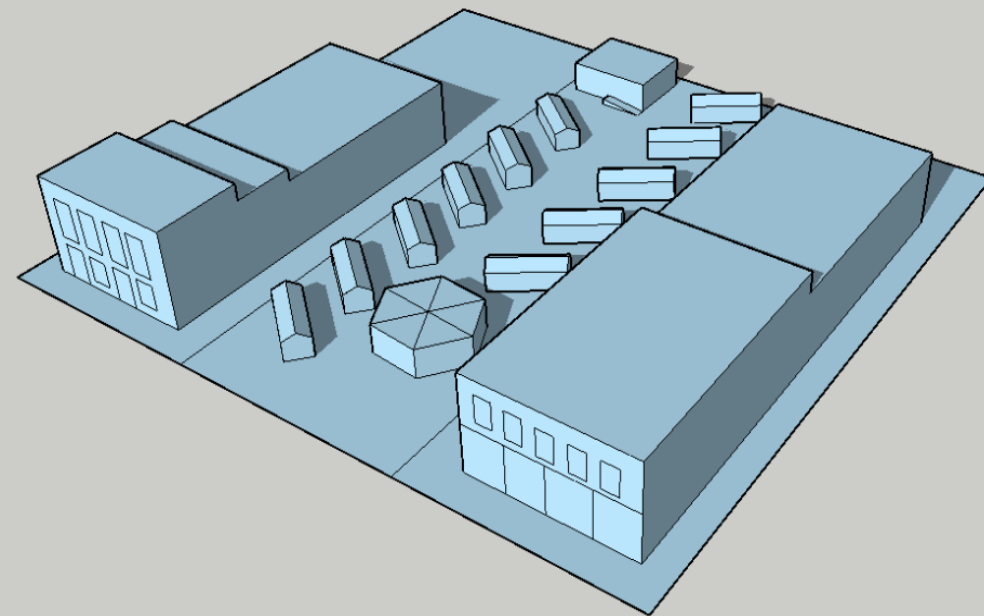
Temporary Detached SRO Community

- Grants flexibility from building form, site design standards

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.



Permitted Zone Districts

- **SU (single-unit), TU (two-unit), RH (rowhome):**
 - Permitted only in combination with a primary civic/public/institutional uses, which include
 - Community Centers
 - Fire Stations
 - Day Care Center
 - Cultural Facilities (museums, libraries, etc.)
 - Schools
 - Churches
 - Clubs or Lodges
 - Neighborhood 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

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Proposed Temporary Use definition:

Temporary Detached Single-Room Occupancy (SRO) Community: The residential occupation of multiple relocatable temporary buildings containing only sleeping units and located on a single zone lot, combined with one or more separate buildings containing common eating, bathing, toilet and gathering facilities. This temporary use is intended to grant flexibility from building form and site design requirements for providers of housing for people who are at risk of homelessness. Tenancy is typically 30 days or longer. This use includes accessory uses common to residential primary uses, such as gardens and keeping of household pets.

Permit duration: up to four 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

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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

- Resident qualifications and selection process (demonstrated risk of homelessness, etc.);
- 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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Proposed Zoning Requirements

Front Setback	20 feet in SU, TU, RH; per Zone District minimums elsewhere
Side, Rear Setback	5 feet
Entry Feature	Required on common use structures if located within 25 feet of Primary Street
Over-height privacy fence	Allowed with permit (1/4 of area above 4 feet must be transparent)
Parking	No minimum vehicle parking required
Number of units permitted	Determined by building separation, lot size, etc.
Accessory Uses (pets, gardens, etc.)	Follow typical residential use regulations

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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

* Included for reference, separate from Zoning Code amendments

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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.)
- Neutral facilitation/record-keeping required
- Applicant to provide record of meeting as part of Zoning Permit application materials
- CPD will publish minimum guidelines for Neighborhood Information Meeting

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Temp. Detached SRO Community: Anticipated Adoption Schedule

Month	“Tiny home Village” /Detached SRO Community Amendment Milestones
May	Drafting
June	Public Meeting, Internal Review
July	Public Review Draft
August	Planning Board (tent. Aug 7); LUTI (tent. Aug. 27)
September	
October	City Council Public Hearing (tent. Oct. 7)
November	Implementation
December	
January	
February	
March	

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

Month	Group Living Code Update Milestones
May	GLAC and Subgroup Meetings
June	
July	GLAC and Subgroup Meetings
August	Refine and Confirm Strategy
September	Public Meeting (strategy review)
October	Drafting
November	Public Review Draft
December	Planning Board
January	LUTI, City Council Public Hearing
February	Implementation
March	Implementation

More Information and Project Contacts

- More information at: www.denvergov.org/groupliving
- Feedback may be sent to:
 - Andrew Webb (case manager): andrew.webb@denvergov.org;
 - Councilwoman Robin Kniech (sponsor): kniechatlarge@denvergov.org