

# Proposed Zoning regulations for Temporary Tiny Home Villages

Land Use, Transportation and  
Infrastructure Committee  
08-20-19



# What are "Tiny Home Villages?"

- Communities of small private 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 low cost
- Rising interest in tiny home villages 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.



**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
  - Issues identified as part of Group Living code update project
- 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.
- Accompanied by parallel amendments to the Denver Building Code.

# 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

- Aligned with building permits, which vary based on permanence of utility connections, plumbing, energy efficiency, etc.

**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.

# Temporary vs. Permanent Tiny Home Village use

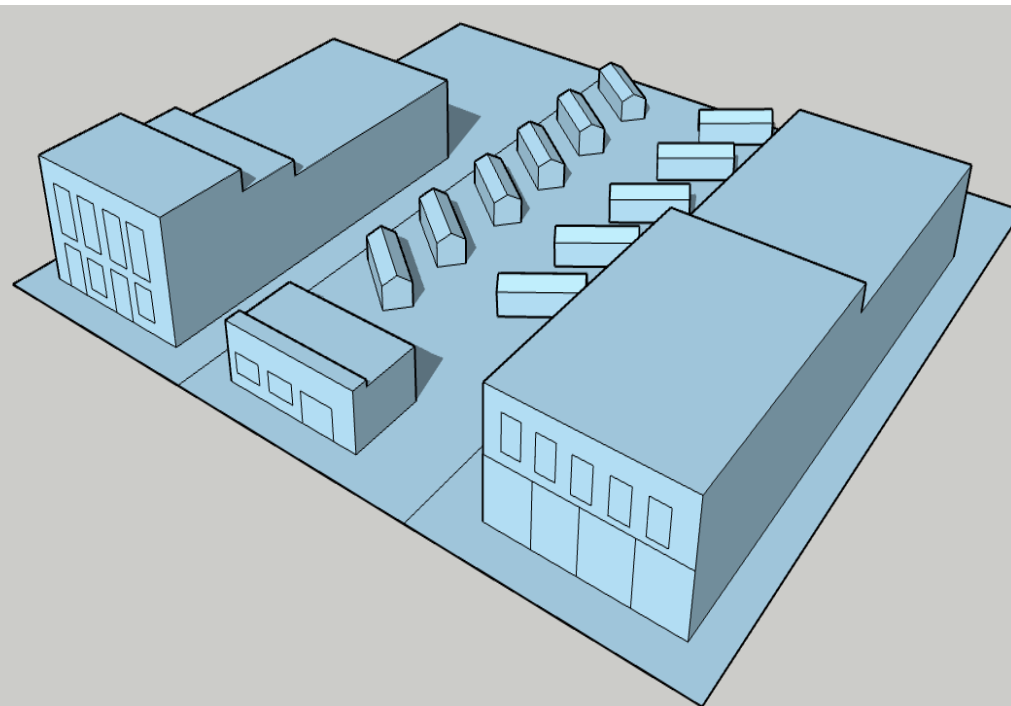
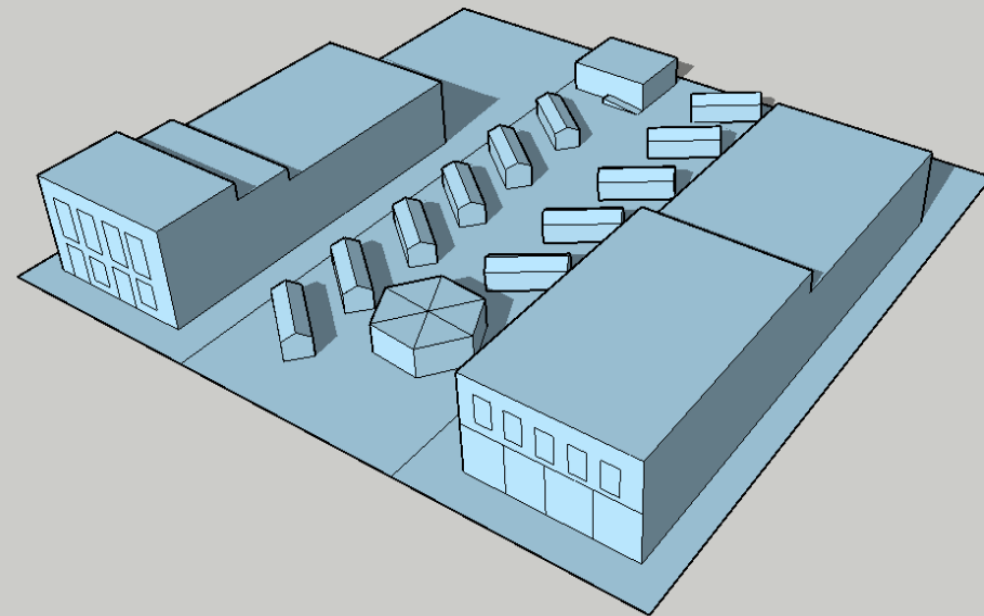
## Temporary Tiny Home Village

- 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)**
  - Community Information Meeting required
- **OS- (Open Space)**
  - Not Permitted

# Temporary Use Permit: Proposed Applicant Requirements

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

# 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



# 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.

# Proposed Zoning Requirements

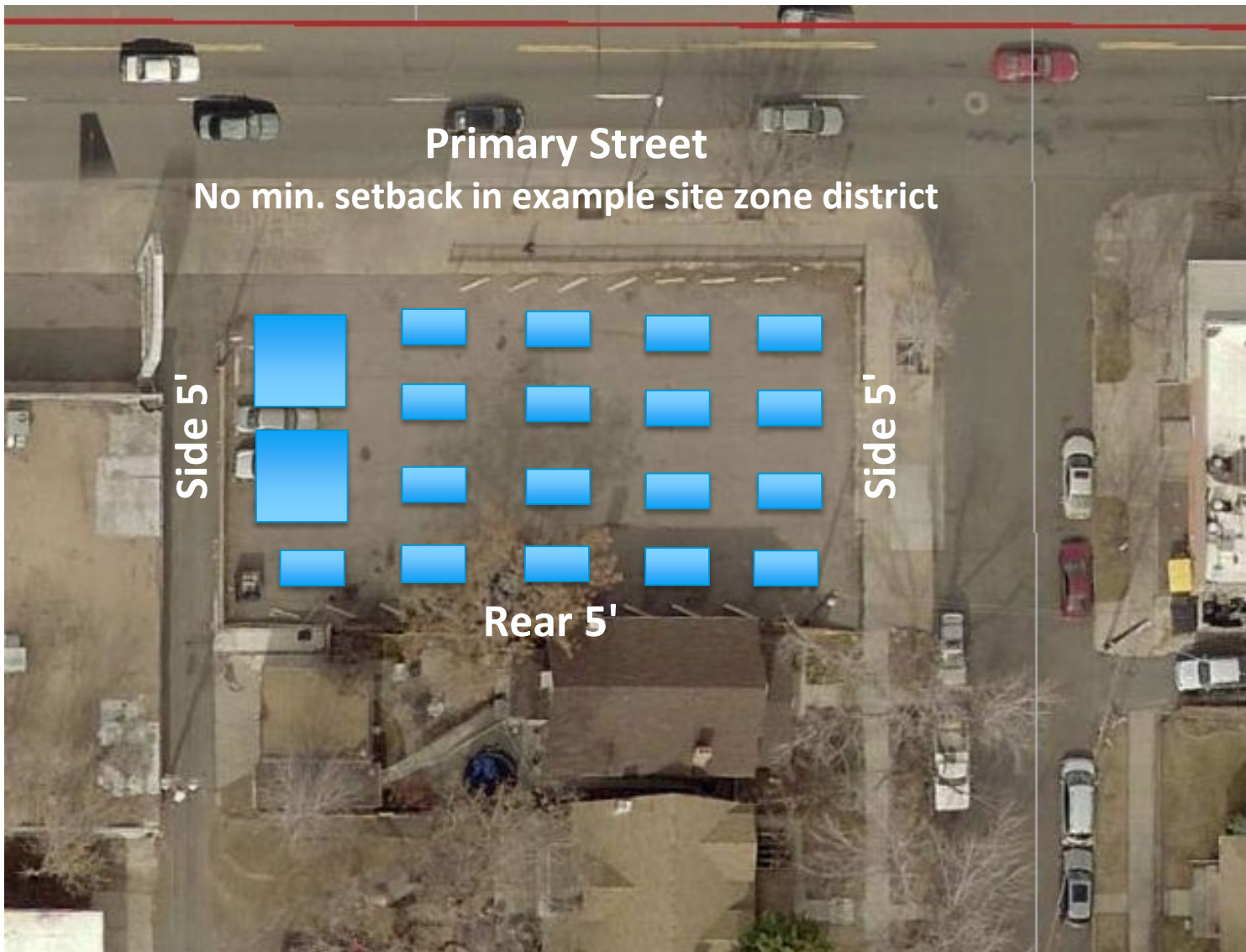
<b>Front Setback</b>	20 feet in SU, TU, RH; per Zone District minimums elsewhere
<b>Side, Rear Setback</b>	5 feet
<b>Entry Feature</b>	Required on common use structures if located within 25 feet of Primary Street
<b>Over-height privacy fence</b>	Allowed with permit. At least 1/4 of area above 4 feet must be transparent (lattice, wrought iron, etc.)
<b>Parking</b>	No minimum vehicle parking required
<b>Number of units permitted</b>	Determined by building separation, lot size, etc.; limit of 30 units in SU (single-unit); TU (two-unit) and RH (row house) zone district.
<b>Accessory Uses (pets, gardens, etc.)</b>	Follow typical residential use regulations
<b>Trailers and Mobile Homes</b>	TTHV use requires purpose-built structures on permanent foundations. Mobile homes, trailers and recreational vehicles are regulated separately in the code (Section 13.3: Definitions, Trailer Camp or Court) and not permitted by this temporary use.

# TTHV Development Scenarios

## Estimated capacity by lot or site size:

- 4,000-square-foot lot (35' X 120'): Appr. 5 sleeping units
- 6,000-square-foot lot (50' X 120'): Appr. 10 units
- 12,000-square-foot lot (100' X 120'): Appr. 24 units

*Calculation inclusive of 96 ft<sup>2</sup> units (8' X 12'), 400 ft<sup>2</sup> kitchen/eating space and 200 ft<sup>2</sup> bathroom structure, 10' required between units, 5' setbacks.*

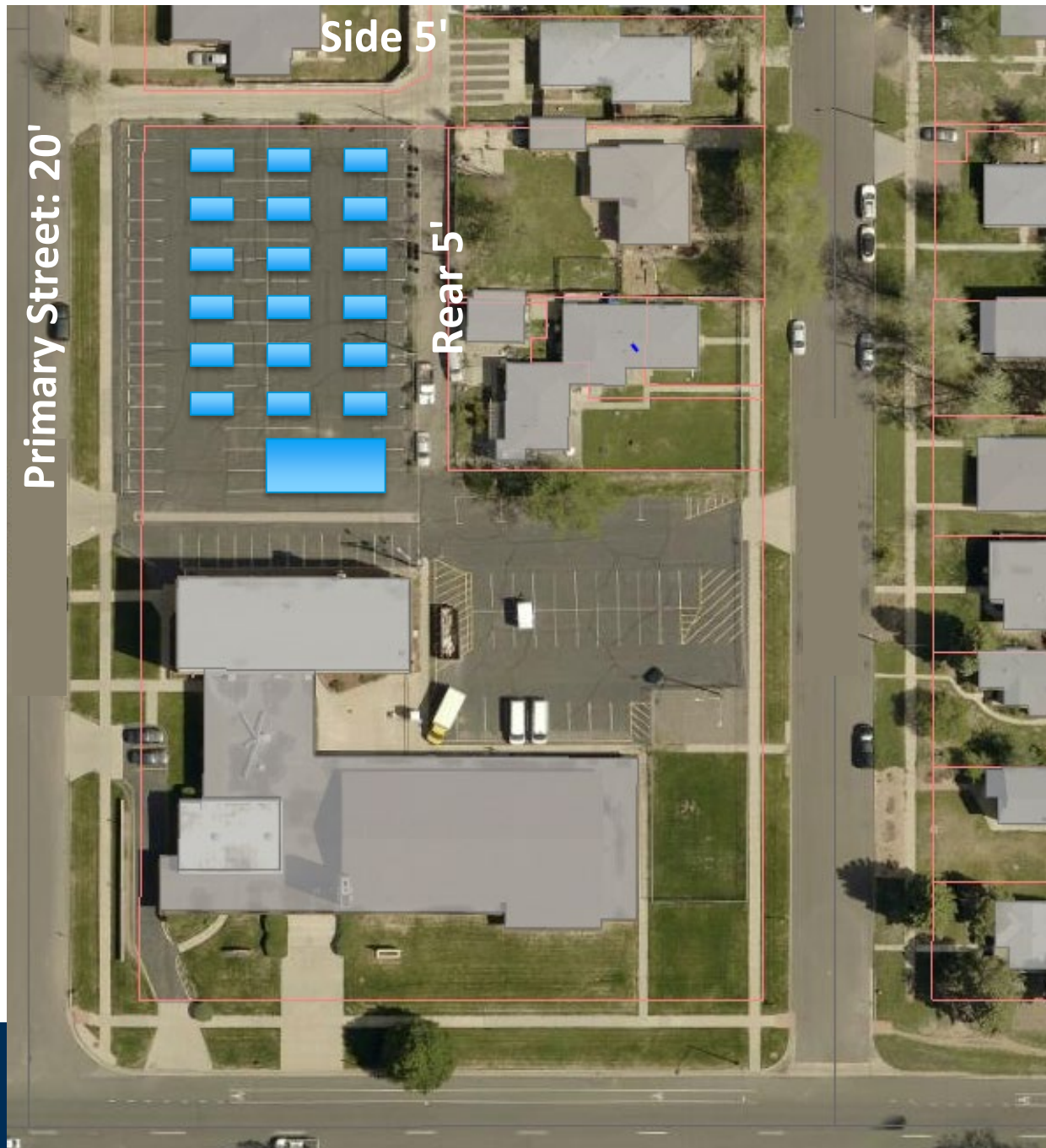


## Example Scenario: Commercial Lot

- Lot Size: 7,980 S.F. (70' X 114')
- Zone District: U-MS-3
- Number of Units: 17
- Size of Units: 96 S.F. (12'x8')
- Bathrooms: 400 S.F. (20'x20')
- Community Room: 400 S.F (20'x20')
- Setbacks:
  - Primary Street: 0' (per Zone District min.)
  - Side & Rear: 5'
- Building Separation: 10'

\*Not to Scale





## Example Scenario: Civic/Public Use in SU, TU or RH Zone District

- Zone District: U-TU-C
- Total Lot Size: 79,800
- Required parking for existing Religious Assembly (church) use: 25 vehicle spaces
  - 24,500 ft<sup>2</sup> building @ 1 space/1,000 ft<sup>2</sup>.
- Lot area used: approximately 16,000 ft<sup>2</sup>
- Approximately 18 sleeping units (limited by Primary Street setback)
- Setbacks:
  - Primary Street: 20' (req. In SU, TU, RH)
  - Side and Rear: 5'
- Building Separation: 10'

\*Not to Scale

## Updates to Large Development Review (Sec. 12.4.12)

- LDR process adopted July 15, replaced general development plan (GDP) system
- Incorporated Community Information Meeting requirement
- TTHV amendment moves Community Information Meeting requirement out of LDR section and into generally applicable notification section of Zoning Code where it can be cross-referenced by both LDR and TTHV sections.
- Additional refinements include renter/occupant notification; expansion of notification buffers from 200 to 400 feet.

## Proposed update to Vehicle Parking Reductions (Sec. 10.4.5.3)

- Quick win to correct outdated references to the Inclusionary Housing Ordinance (IHO) so that new affordable housing projects can take advantage of a 20% parking reduction
- CPD is requesting a Planning Board condition to make this change to the LUTI draft

# Building Code Requirements

- July 22 Building Code amendment created 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. Building Code update adoption is anticipated in late July.

**DRAFT**

# Process

March 2018 - Present	Multiple Group Living Advisory Committee meetings to define problem, identify and refine possible solutions. Three meetings focused specifically on Tiny House Village proposal.
May 1, 2019	CPD and sponsor presented proposal at Inter-Neighborhood Cooperation (INC) Zoning and Planning Committee for briefing with the sponsor
June 5, 2019	Public Meeting held to present proposal and take community input.
June 27, 2019	Summary of text amendment and redline draft of text amendment posted to CPD website for public review and email notice sent to all Registered Neighborhood Organizations and all Denver City Councilmembers
July 17, 2019	Planning Board Informational Item
July 19, 2019	CPD written notice of the Planning Board public hearing sent to all members of City Council and registered neighborhood organizations
August 7, 2019	Planning Board public hearing (unanimous recommendation of approval)
August 27, 2019	Land Use, Transportation, and Infrastructure Committee of the Denver City Council meeting (tentative)
October 7, 2019	City Council public hearing (tentative)



# Review Criteria (DZC Sec. 12.4.11)

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)
  - Implements policies and recommendations from all relevant adopted plans related to providing affordable, flexible housing; address homelessness; improve public outreach and provide public engagement opportunities.

## 2. Public Health, Safety and Welfare

- Furthers public health safety and welfare by implementing adopted policies for enabling affordable housing and options for people experiencing homelessness and by creating more predictable, transparent city processes.

## 3. Uniformity of District Regulations and Restrictions

- : will result in processes and regulations for TTHV that are uniform within each zone district in which this temporary use is allowed.

# CPD Recommendation

Staff recommends that the LUTI committee forward Text Amendment #6 to the City Council for consideration, based on a finding that all review criteria have been met.