

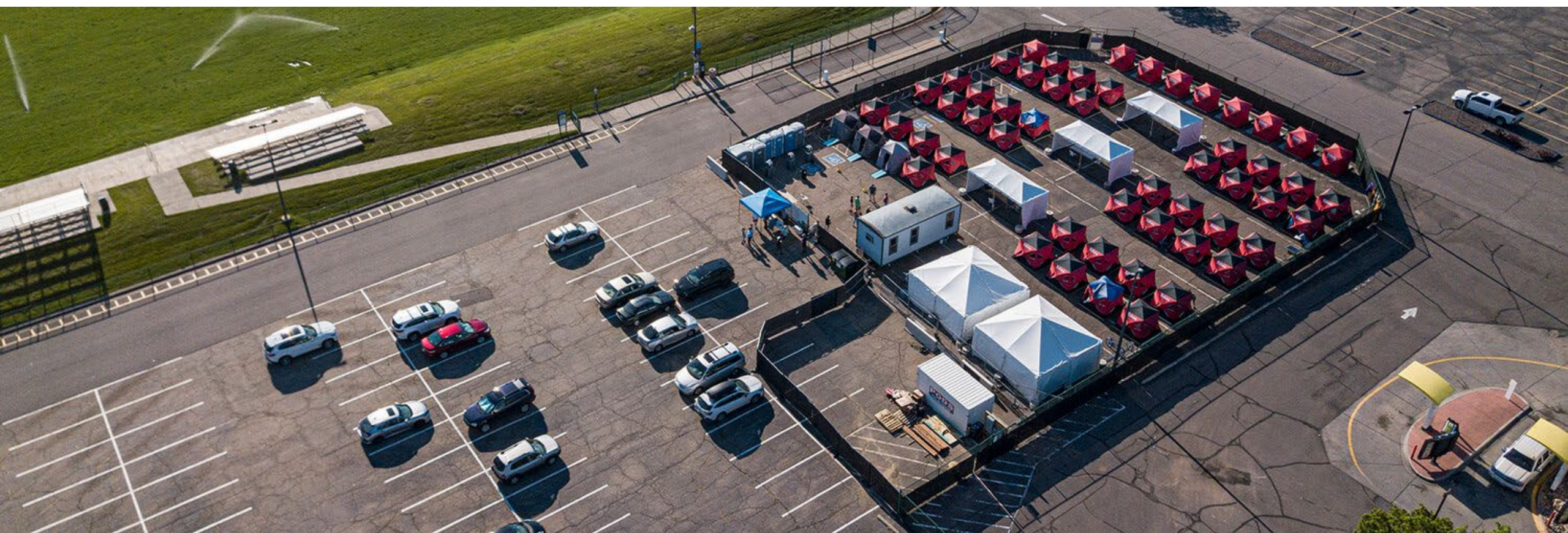
An aerial photograph of a temporary managed community. The scene shows a large number of blue and red tents set up in a paved area. In the background, there are white portable toilets, a white tent, and some buildings. The area is surrounded by trees and a fence.

TEMPORARY MANAGED COMMUNITIES

Text Amendment
City Council Hearing: 6/5/2023

TEXT AMENDMENT BACKGROUND & PURPOSE

- **November 2020:** Zoning Administrator issued Unlisted Temporary Use Determination for sanctioned campsites amid COVID-19
- **December 2023:** Use determination expires



TEXT AMENDMENT BACKGROUND & PURPOSE

- **In over 2 years:** 9 sites have provided shelter for over 500 individuals, over 180 of whom have transitioned into permanent housing



TEXT AMENDMENT BACKGROUND & PURPOSE

- **Safe parking:** one site has provided secure space for people to sleep in their vehicles
- **Management:** all sites have been managed by non-profits providing 24/7 staff, sanitary facilities, and supportive services, etc.



TEXT AMENDMENT BACKGROUND & PURPOSE

- **Moving forward:** blend existing regulations for Temporary Tiny Home Villages with regulations specified in the Unlisted Temporary Use Determination for Temporary Managed Camping to create proposed regulations for Temporary Managed Communities



TEXT AMENDMENT BACKGROUND & PURPOSE

- **Apply regulations similarly to:** tents, vehicles (including RVs), tiny homes, pallet shelters, and other temporary sleeping units in a secure environment



TEMPORARY MANAGED COMMUNITY - DEFINITION

- Non-profit organizations or government entities provide or arrange for:
 - operational management
 - access to supportive services
 - on-site staffing
 - routine maintenance, or
 - housekeeping accommodations including but not limited to facilities for secure shelter, guest check-in, food distribution or preparation, toilets, washrooms, showers, personal storage opportunities, and communal gathering

APPROACH TO PROPOSED REGULATIONS

TEMPORARY TINY
HOME VILLAGE

Existing regulations

TEMPORARY USE
DETERMINATION

Existing regulations

TEMPORARY MANAGED
COMMUNITY

Proposed regulations

DURATION OF ZONING PERMIT

TEMPORARY TINY HOME VILLAGE

4 years max, and 4
years in between
operation

TEMPORARY USE DETERMINATION

No max

TEMPORARY MANAGED COMMUNITY

4 years max, with time
in between being equal
to duration of initial
operation

ALLOWED ZONING DISTRICTS

TEMPORARY TINY HOME VILLAGE

All DZC zone districts,
except Open Space

TEMPORARY USE DETERMINATION

All DZC and FC59 zone
districts

TEMPORARY MANAGED COMMUNITY

All DZC zone districts,
except Open Space, with
bridge to FC59 zone
districts

ALLOWED ZONING DISTRICTS

DENVER ZONING CODE

- Open Space: Not Allowed
- SU, TU, RH: Allowed with Use Limitations
- All Other Districts: Allowed

FORMER CHAPTER 59

- R-X, R-0, R-1, R-2, R-2-A, R-2-B:
Allowed with Use Limitations
- All Other Districts: Allowed

USE LIMITATIONS IN SU, TU, RH DISTRICTS

TEMPORARY TINY HOME VILLAGE

Maximum of 30 sleeping
units

TEMPORARY USE DETERMINATION

No maximum

TEMPORARY MANAGED COMMUNITY

Maximum based on zone lot
size and required separation
per Building and Fire codes,
where applicable

USE LIMITATIONS IN DZC: SU, TU, RH DISTRICTS (FC59: R-X, R-0, R-1, R-2, R-2-A, R-2-B)

TEMPORARY TINY HOME VILLAGE

Must be accessory to a
Civic, Public or
Institutional Use

TEMPORARY USE DETERMINATION

Not applicable

TEMPORARY MANAGED COMMUNITY

Must be accessory to a
Civic, Public or
Institutional Use;

OR

On a vacant corner lot
with a minimum size of
5,000 SF where at least
one of the intersecting
streets is a collector or
arterial street

USE LIMITATIONS IN DZC: SU, TU, RH DISTRICTS (FC59: R-X, R-0, R-1, R-2, R-2-A, R-2-B)

PRIMARY CIVIC, PUBLIC, & INSTITUTIONAL USES

- Basic Utilities: facilities for water, waste disposal, electricity, etc.
- Community / Public Services: fire and police stations, hospital, correctional institution, etc.
- Cultural / Special Purpose / ~~Public Parks & Open Space~~: libraries, museums (aquarium, botanic garden, zoo), etc. – zoning excludes Public Parks & Open Space
- Education: elementary, secondary or high school, university, vocational school, etc.

ZONING EXAMPLE: FAR NE DENVER

DZC



- Non SU, TU, RH, and OS zone districts
- DIA zone district where the Aviation Director has authority over use allowances
- SU, TU, or RH zoned lot that is vacant, greater than 5,000 sq. ft., and a corner zone lot where at least one of the intersecting streets is a collector or arterial street
- SU, TU, or RH zoned lot that has an established civic, public, or institutional use

FC 59

- FC59 districts excluding R-X, R-0, R-1, R-2, R-2-A, R-2-B
- FC59 lot zoned R-X, R-0, R-1, R-2, R-2-A, or R-2-B that is vacant, greater than 5,000 sq. ft., and a corner zone lot where at least one of the intersecting streets is a collector or arterial street
- FC59 lot zoned R-X, R-0, R-1, R-2, R-2-A, or R-2-B that has an established civic, public, or institutional use

BOTH

- Planned Unit Development (PUD)

**The language of custom zone districts, including PUDs, waivers, and conditions may allow TMCs*

OWNER AND OPERATIONAL REQUIREMENTS

TEMPORARY TINY HOME VILLAGE

Requires an operational plan as a part of the zoning permit, which is difficult to enforce

TEMPORARY USE DETERMINATION

Requires an operational plan as a part of the zoning permit, which is difficult to enforce

TEMPORARY MANAGED COMMUNITY

Requires the use be operated by a non-profit organization, government entity or quasi-governmental agency

AND

Allows the Zoning Administrator to attach conditions to the zoning permit

SITE DESIGN REQUIREMENTS - SETBACKS

TEMPORARY TINY HOME VILLAGE

Non-SU/TU/RH Districts:

Primary Street: Least
required for a primary
building form in that
district / 0'

Side Street: 5'

Side Interior / Rear: 5'

SU/TU/RH Districts:

Primary Street: 20'

Side Street: 5'

Side Interior / Rear: 5'

TEMPORARY USE DETERMINATION

No Defined Setbacks

TEMPORARY MANAGED COMMUNITY

All Districts:

Primary Street: 0'

Side Street: 5'

Side Interior / Rear: 5'

EMERGENCY SUSPENSION

TEMPORARY TINY HOME VILLAGE

Not applicable

TEMPORARY USE DETERMINATION

Established during an
emergency with an
expiration of Dec. 2023

TEMPORARY MANAGED COMMUNITY

Allows the Zoning
Administrator to suspend
zoning code standards and
procedures during
emergencies that threaten
public health or life

PROCESS

PLANNING BOARD NOTICE: MARCH 21, 2023

PLANNING BOARD PUBLIC HEARING: APRIL 5, 2023

LUTI COMMITTEE: APRIL 18, 2023

CITY COUNCIL PUBLIC HEARING: JUNE 5, 2023

RNO COMMENTS: 3 OPPOSE

PUBLIC COMMENTS: 13 OPPOSE, 51 SUPPORT

DENVER ZONING CODE REVIEW CRITERIA

CONSISTENCY W/
ADOPTED PLANS

PUBLIC HEALTH,
SAFETY & WELFARE

UNIFORMITY OF
DISTRICT REGULATIONS
& RESTRICTIONS

- Comprehensive Plan 2040
- Blueprint Denver

COMPREHENSIVE PLAN 2040

EQUITABLE, AFFORDABLE AND INCLUSIVE

- Goal 2, Strategy B to “Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options” (p. 28).
- Goal 8, Strategy C to “Ensure that city regulations enable a range of flexible housing options to meet the needs of those experiencing or transitioning out of homelessness” (p. 30).

STRONG AND AUTHENTIC NEIGHBORHOODS

- Goal 6, Strategy A to “Continue to strengthen trust and communication between the city and all neighborhoods.” (p.14)
- Goal 6, Strategy B to “Provide proactive communication and transparency about city policies, public safety, processes and plans.” (p. 14)

BLUEPRINT DENVER – POLICIES

LAND USE AND BUILT FORM

- Policy 1, Strategy C. “Ensure city codes and land use regulations support modern and equitable approaches to housing options for people experiencing homelessness and people in need of supportive housing” (p. 82).
- Policy 11, Strategy B. “Use text amendments combined with map amendments to apply strategies recommended by Blueprint Denver at the effective, area appropriate scale. Text amendments and large legislative rezonings should be guided by the equity concepts and maps in Chapter 2” (p. 79).

BLUEPRINT DENVER – EQUITY CONCEPTS

IMPROVING ACCESS TO OPPORTUNITY

- Enables providers to increase the range of attainable shelter options so that people of all incomes can live where they have access to health care, food and other daily needs.

REDUCING VULNERABILITY TO DISPLACEMENT

- Allows more immediate shelter and enables the first steps for individuals to get back into more stable housing in their communities.

EXPANDING HOUSING AND JOBS DIVERSITY

- Allows operators to provide secure sleeping accommodations in neighborhoods throughout the city near social networks and community services.

DENVER ZONING CODE REVIEW CRITERIA

CONSISTENCY W/
ADOPTED PLANS



PUBLIC HEALTH,
SAFETY & WELFARE



UNIFORMITY OF
DISTRICT REGULATIONS
& RESTRICTIONS

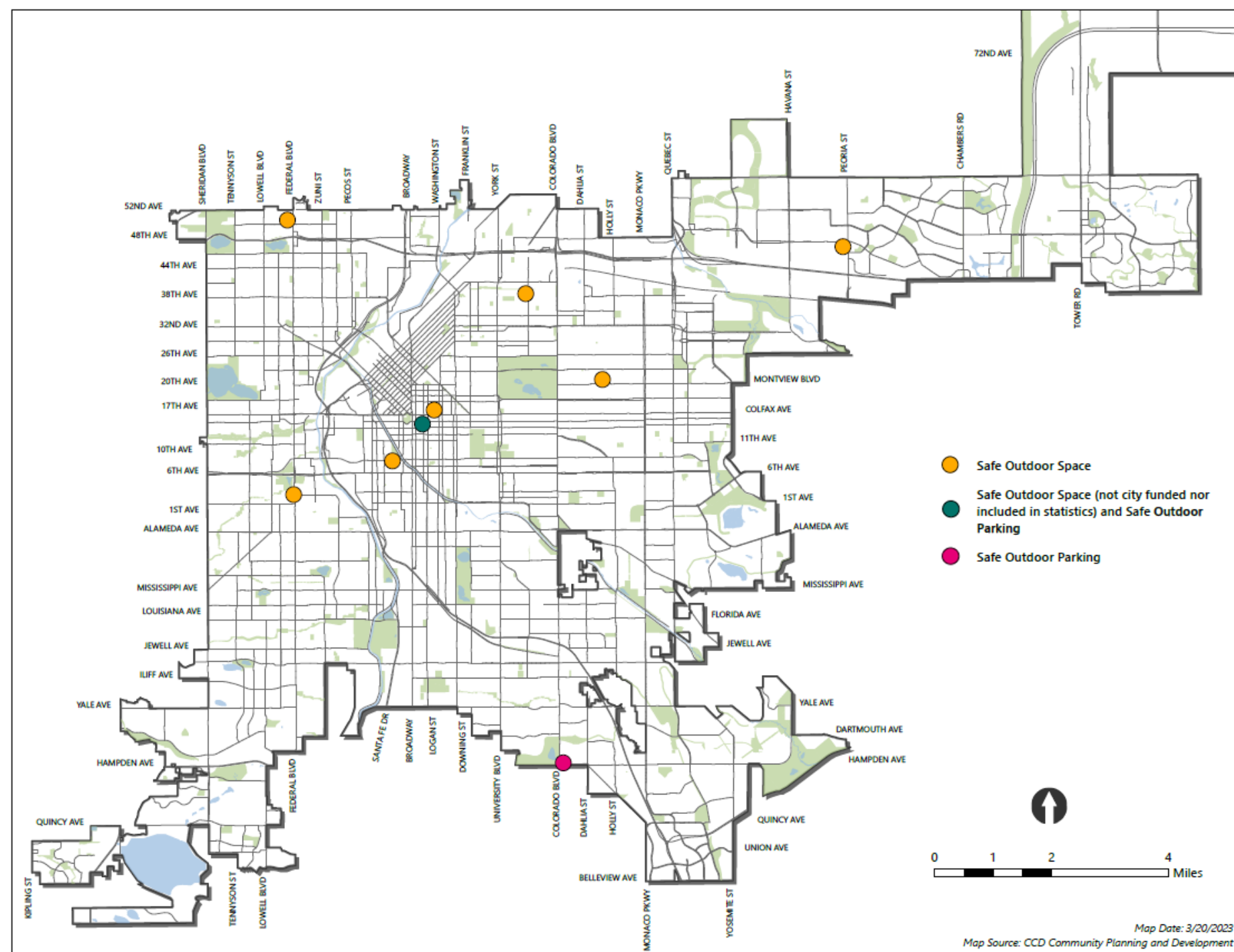


- Staff recommends approval of the text amendment and the companion amendment to the Denver Revised Municipal Code.

APPENDIX

SAFE OUTDOOR SPACES / PARKING

(Permitted under the
Temporary Unlisted Use
Determination)



FUNDING

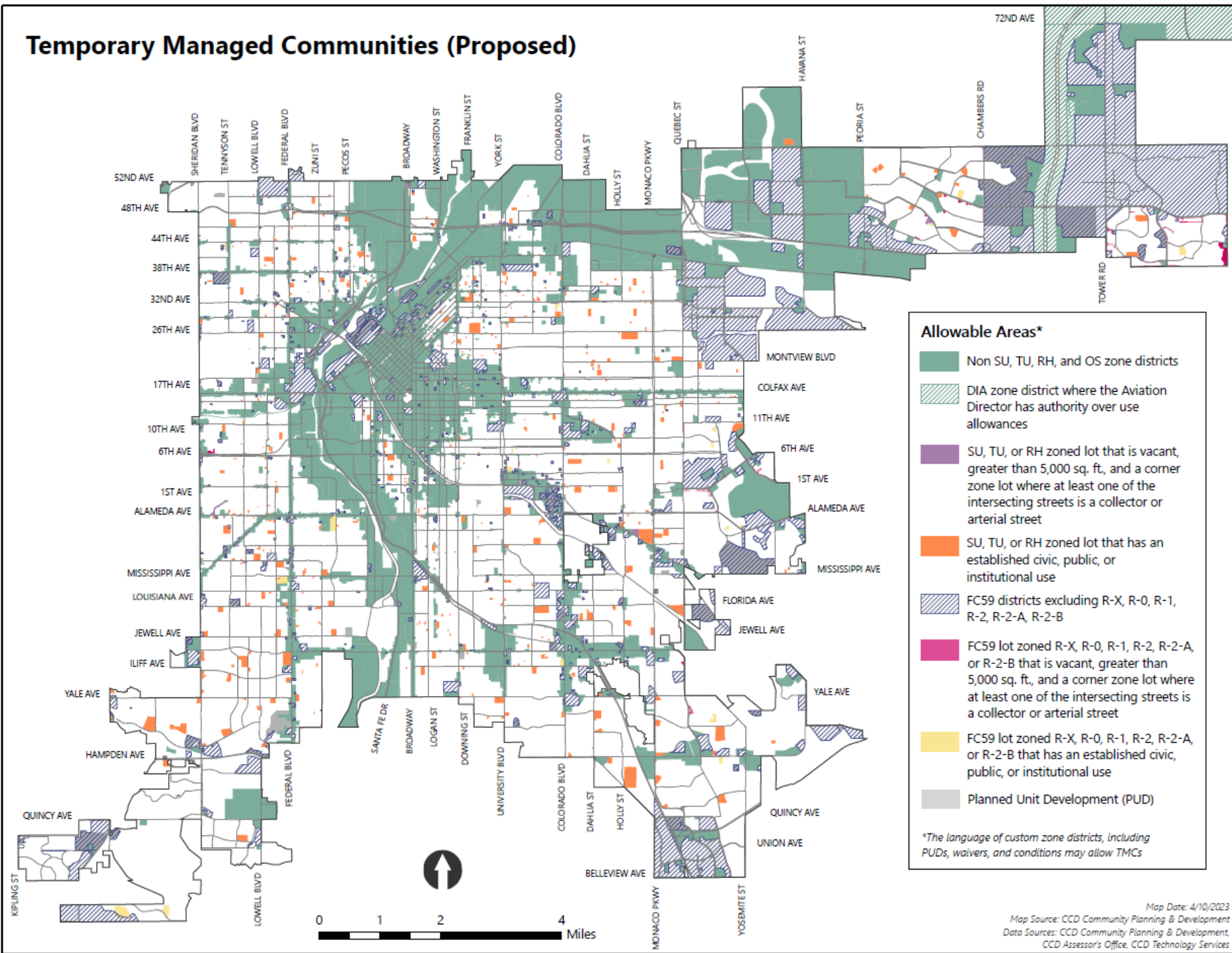
2021 – 2024

- \$12.3 million

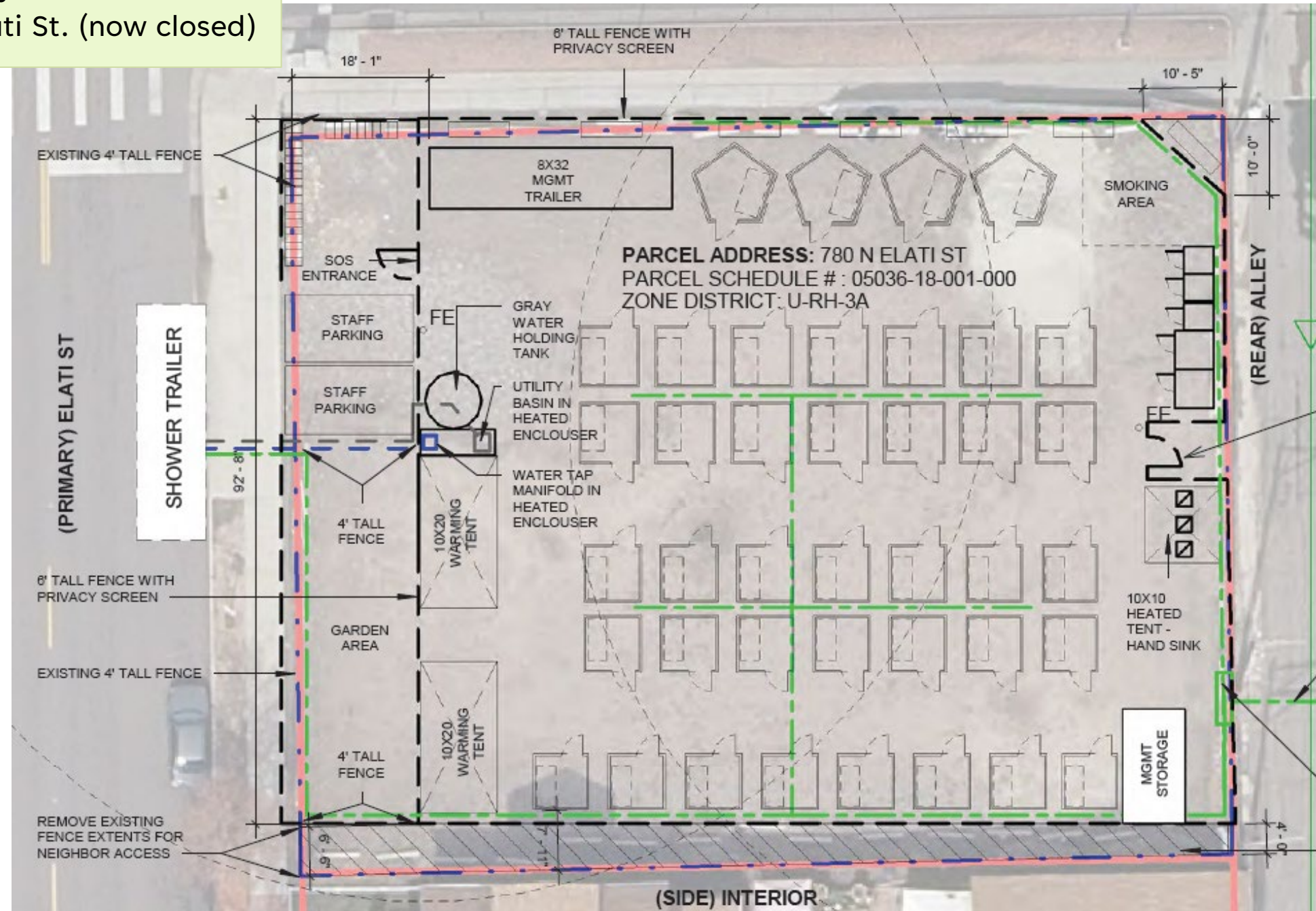
2023-2024

- Safe Campsites:
 - \$7.3 million in ARPA funding, serving 410 households
 - \$225,000 in Participatory Budget program funding, 3 new shower trailers at SOS sites
- Safe Parking (planned, not yet executed):
 - \$600K, serving 45 households

Temporary Managed Communities (Proposed)



Site plan for temporary use that operated at 780 N. Elati St. (now closed)



Site plan for temporary use that operated at 5085 N. Federal Boulevard (now closed)



