

An aerial photograph of a temporary managed community. The site is a large, open area with a paved surface, surrounded by residential buildings and trees. In the center, there are numerous blue and red tents arranged in rows. To the left, there is a large white tent structure. To the right, there are several portable toilets and a small building. The text "TEMPORARY MANAGED COMMUNITIES" is overlaid in a white box with a blue border.

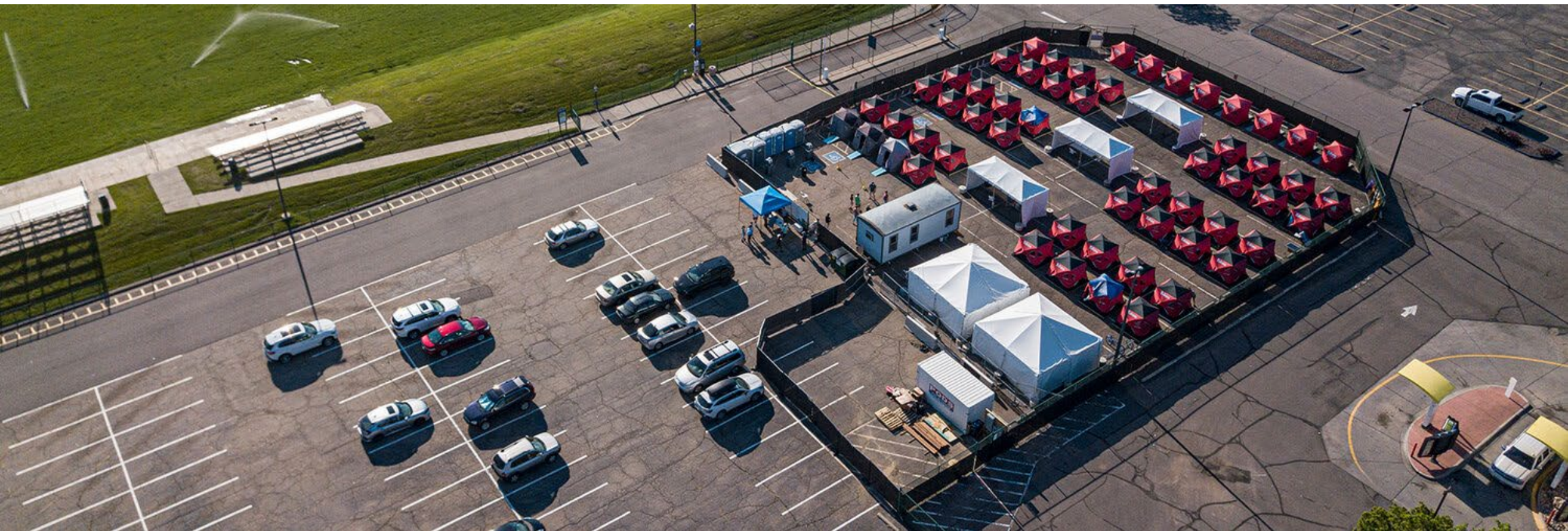
# TEMPORARY MANAGED COMMUNITIES

Text Amendment  
LUTI Meeting: 4/18/2023



# 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:** 8 sites have provided shelter for 516 individuals, 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: 12 OPPOSE, 48 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

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ADOPTED PLANS**



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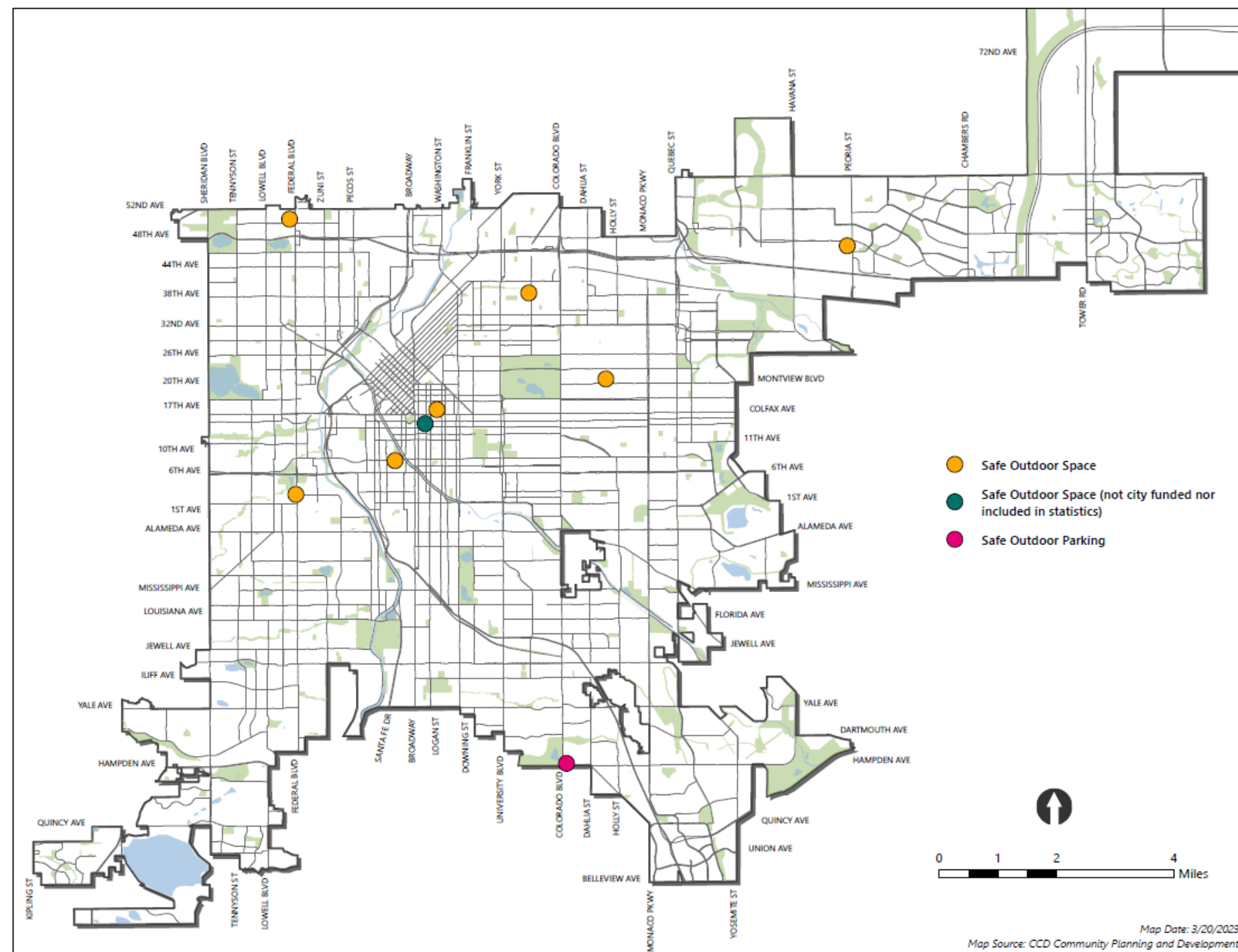
- Staff recommends approval of the text amendment and the companion amendment to the Denver Revised Municipal Code.



# APPENDIX

# SAFE OUTDOOR SPACES / PARKING

(Permitted under the  
Temporary Unlisted Use  
Determination)



# FUNDING

2021 – 2024

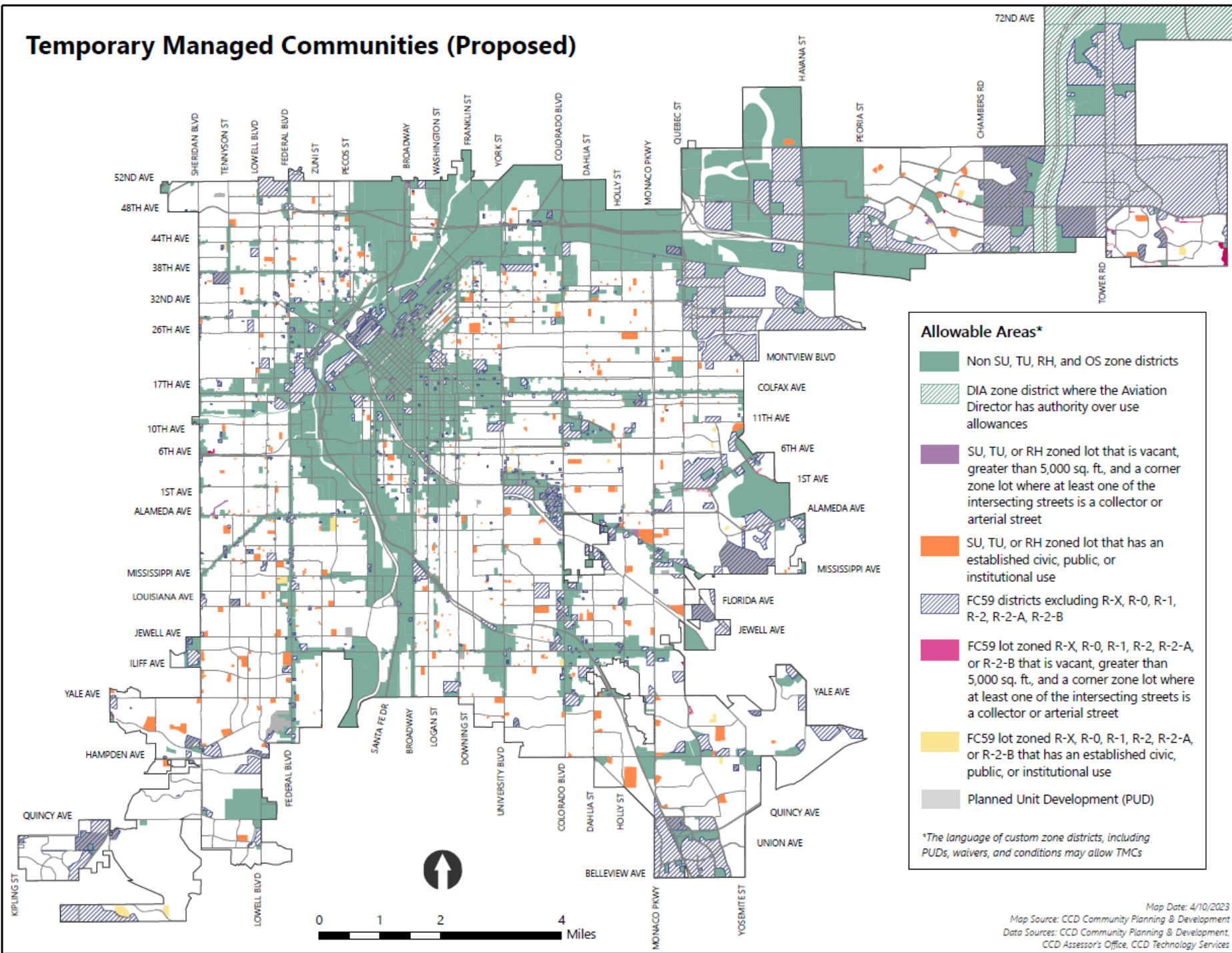
- \$12.3 million

2023-2024

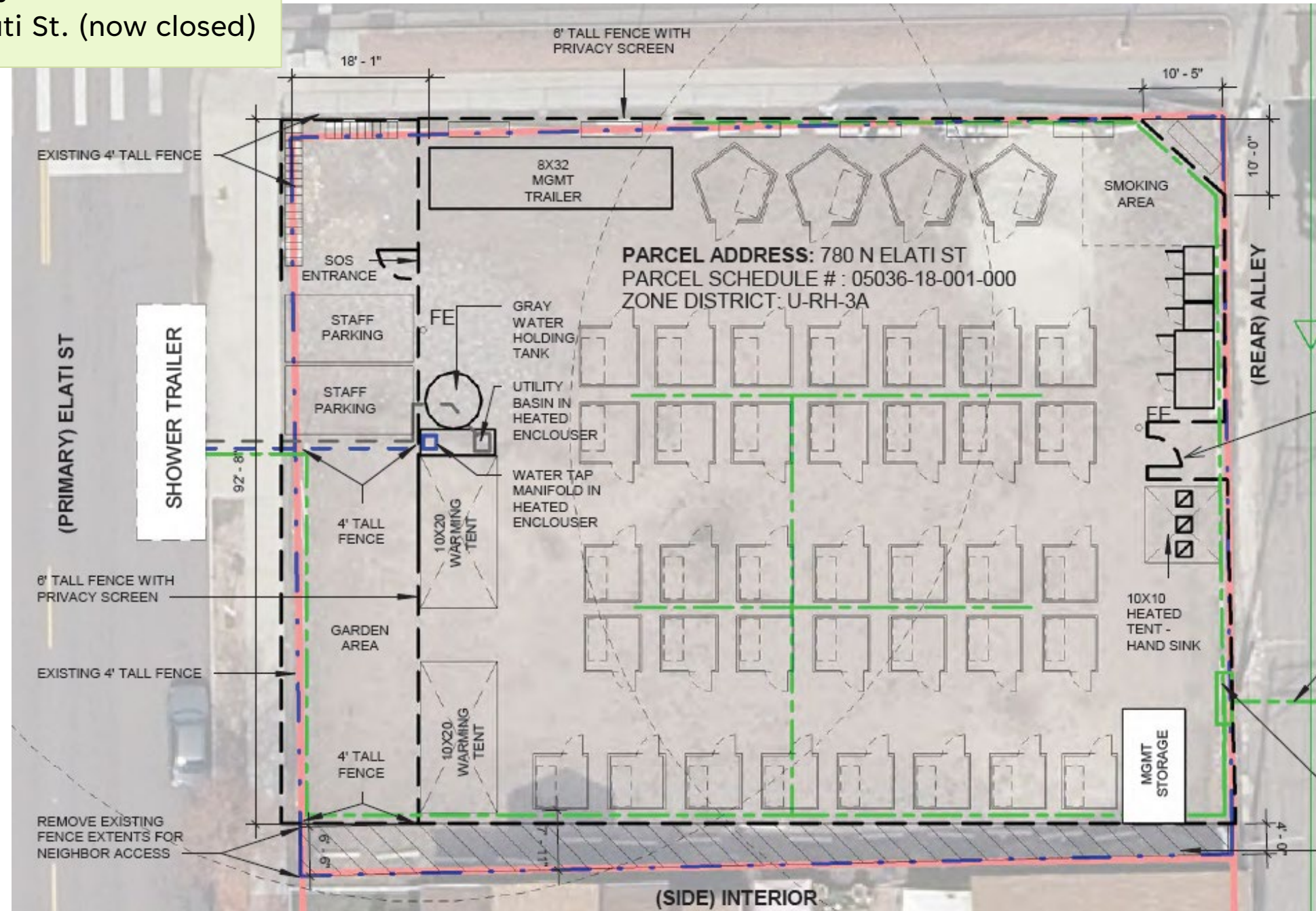
- Safe Campsites:
  - \$7.3 million in ARPA funding, serving 410 households
  - \$225,000 in Participatory Budget program funding, 3 new shower trailers at SOS sites
- Safe Parking (planned, not yet executed):
  - \$600K, serving 45 households



# 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)





