

Homeless Resource Center

Zoning Text Amendment Draft – March 2, 2017

21A.33.030: Table of Permitted and Conditional Uses for Commercial Districts:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted and Conditional Uses by District							
	CN	CB	CS ¹	CC	CSHBD ¹	CG	TC-75	SNB
Homeless resource center						C ²⁴		
Homeless shelters						C ²⁴		

Qualifying provisions:

24. Subject to conformance with the provisions of section 21A.36.350 of this title, the city may not prohibit construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee, with the concurrence of the Housing and Community Development Division within the Department of Workforce Services, in accordance with Section 35A-8-604 of Utah State Code.

21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted and Conditional Uses by District			
	D-1	D-2	D-3	D-4
Homeless resource center		C ¹⁶	C ¹⁶	
Homeless shelter		C ¹⁶	C ¹⁶	

Qualifying provisions:

16. Subject to conformance with the provisions of section 21A.36.350 of this title, the city may not prohibit construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee, with the concurrence of the Housing and Community Development Division within the Department of Workforce Services, in accordance with Section 35A-8-604 of Utah State Code.

Chapter 21A.36 General Provisions

21A.36.350: Qualifying Provisions for Homeless Resource Center or Homeless Shelter:

- A. A Homeless resource center or homeless shelter may be allowed as a conditional use, as identified in chapter 21A.33 Land Use Tables, pursuant to the provisions of chapter 21A.54 Conditional Uses of this title and the requirements of this section.
 1. Limit the number of homeless persons who may occupy a homeless resource center for overnight accommodations to a maximum of two hundred (200) homeless persons.
 - a. Service provider staff shall not be included in this occupancy calculation.
 - b. No homeless resource center shall exceed the maximum occupancy for overnight accommodations for any reason, including on an overflow basis.
 2. A security and operations plan shall be prepared by the applicant, approved by the Salt Lake City Police and Community and Neighborhoods Departments prior to conditional use approval, and filed with the Recorder's Office. A security and operations plan shall include:
 - a. A provision to create, participate, and support a Neighborhood Coordinating Council, the purpose of which is to facilitate regular communication between the operator of the homeless resource center or homeless shelter and the community, and discuss neighborhood concerns. The Neighborhood Coordinating Council shall be comprised of at

- least one (1) representative from each of the following: the homeless resource center or homeless shelter, a business within 1/4 mile of the site, a resident within 1/4 mile of the site, and the community council whose boundary encompasses the site. Members shall be appointed by the mayor of the city.
- b. A complaint response community relations program that includes strategies and methods designed to maintain the premises in a clean and orderly condition, minimize potential conflicts with the owners/operators and uses of neighboring property, and prohibit unlawful behavior by occupants of the homeless resource center on the site or adjacent public right of way.
 - c. A provision requiring a representative of the homeless resource center to meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding operation of the center;
 - d. A plan to maintain noise levels in compliance with section 9.28 of this code;
 - e. Design requirements that ensure any areas for queuing take place within the footprint of the principal building and will not occur on any public street or sidewalk;
 - f. Designation of a location for smoking tobacco outdoors in conformance with state laws;
 - g. A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas;
 - h. A provision stating that portable trash receptacles on the premise be emptied daily and that other receptacles be emptied at a minimum of once per week or as needed.
3. The applicant shall demonstrate how the building and site is designed to prevent crime based on the following principles. The Planning Commission may require modifications to the proposed building and site plans if it determines that the plans do not sufficiently address each of these principles:
- a. Natural Surveillance
 - (1) The building includes windows and doors in sufficient quantities and locations that allows people inside the building to see all areas of the site;
 - (2) Lighting is sufficient to illuminate building entrances and access points from public streets and sidewalks to the building;
 - (3) Landscaping is arranged on the site in a manner that does not create hidden spaces or block sight lines between the building, public spaces, parking areas and landscaped areas.
 - b. Natural Access Control
 - (1) Buildings include direct walkways from the public sidewalk to the primary building entrances;
 - (2) Walkways are provided to guide people from the parking areas to primary building entrances;
 - (3) Low growing landscape, low walls, curbing, or other means are used to guide pedestrians along walkways;
 - (4) All walkways are properly illuminated and all illumination on the site is shielded to direct light down and away from neighboring properties;
 - (5) Building entrances are clearly identified with universally accessible signs.
 - c. Territorial Reinforcement
 - (1) Access to landscaped areas along the perimeter of the site, or not visible from the building or public spaces, shall include mechanisms to restrict access outside daylight hours;
 - (2) Parking areas are secured outside of daylight hours;
 - (3) A decorative masonry wall that is a minimum of six feet (6') high shall be provided along all interior side and rear lot lines. Walls in excess of six feet may be approved by the Planning Commission if it determines a taller wall is necessary to mitigate a detrimental impact created by the homeless resource center or homeless shelter;
 - (4) A fence no taller than three feet (3') high and that does not create a visible barrier is placed near the front property line to mark the transition from public space to private space;

- (5) A landscape buffer that is a minimum of ten feet (10') wide shall be provided along any corner or side lot lines:
 - (i) The landscape buffer shall be planted with shade trees planted at the rate of one tree per twenty five (25') linear feet along the length of the yard. Trees may be clustered subject to Planning Commission approval;
 - (ii) The landscape buffer shall include shrubs planted at a rate of one shrub for every four (4) linear feet of the yard;
 - (iii) Outdoor space for use by the patrons of the homeless resource center is prohibited in this buffer.
- d. Maintenance
 - (1) The building and site are maintained free from graffiti, litter, garbage, and other items that constitute a nuisance;
 - (2) The building is maintained in good repair and all property damage is repaired in a timely manner;
 - (3) All fencing, walls, paving, walkways and other site features are maintained in good repair, and free from obstruction.
- e. A homeless resource center or homeless shelter shall comply with all applicable building and zoning regulations.

Table 21A.44.030 Schedule of Minimum Off Street Parking Requirements³

Institutional	
Homeless resource center	1 parking space for every 10 beds
Homeless shelters	1 parking space for each employee every 10 beds

21A.60.020: List of Defined Terms:

Home occupation.
Homeless resource center.
 Homeless shelter.
 Hoop house.

21A.62.040: Definitions of Terms:

ELEEMOSYNARY FACILITY: A facility operated by a nonprofit charitable organization or government entity to provide temporary housing and assistance to individuals who suffer from and are being treated for trauma, injury or disease and/or their family members. Eleemosynary facilities are traditionally not funded wholly by government but are usually supported by philanthropic, corporate, and private funding. The term "eleemosynary facility" does not include places of worship, social and community services organizations, homeless shelters, homeless resource centers, community dining halls, group home dwellings, residential support dwellings, and other similar facilities.

HOMELESS RESOURCE CENTER: A building or portion thereof in which sleeping, bathing, eating, and housing case management is provided to individuals experiencing homelessness. Additional services may include preparation and distribution of food; medical care and treatment; behavioral and mental health counseling; employment counseling; educational instruction and vocational training.

HOMELESS SHELTER: A building or portion thereof in which sleeping accommodations are provided on an emergency basis for the temporarily homeless.