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Chapter 19.205

EMERGENCY SHELTER OVERLAY ZONE (ES)

- 19.205.010 Purpose.**
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19.205.010 Purpose.

The Emergency Shelter Overlay Zone (ES) is established to permit emergency shelter uses in areas that have a realistic potential for development or reuse opportunities for emergency shelters. The ES Zone may be applied to any zone except the RC - Residential Conservation, RA-5 - Residential Agricultural, MU-N - Mixed Use Neighborhood, MU-V - Mixed Use Village, MU-U - Mixed Use Urban, RWY - Railway Zones and in conjunction with other overlay zones except the CS - Commercial Storage, NC - Neighborhood Commercial, RL - Residential Livestock and WC - Water Course Zones.

19.205.020 Locational Standards.

- A. The site chosen for the application of the ES Zone should account for environmental constraints, such as flooding, seismic hazards, chemical contamination, slope instability or erosion that could make building an emergency shelter infeasible.
- B. The site should be located within proximity to transit, job centers and public and community services.

19.205.030 Development Standards.

As part of the evaluation of the ES Overlay Zone the **rezoning** application shall indicate compliance with the following development standards:

A. Maximum Number of Beds

The maximum number of beds shall be evaluated as part of this application based upon the design and layout of the building and the appropriate building and fire codes.

B. On-site Waiting and Client Intake Areas

- 1. An adequate sized indoor client intake area shall be provided.
- 2. Any queuing areas shall be on-site, in covered areas and away from public sidewalks and avoid spilling into parking and landscape areas.

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C. On-site Management

A management plan shall be provided, as part of the rezoning application submittal. On-site management/staff supervision shall be required during all hours of facility operation. The subject property shall be developed and operated continually as described in the ES Overlay Zone application except for any specific modifications that may have been required as part of the approval.

D. Length of Stay

Individual client stays shall not exceed 180-days. Shorter stays are encouraged to make transition into permanent housing more likely.

E. Security

A security plan shall be required as part of the rezoning application submittal.

F. Lighting

1. To ensure the safety of all, on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1).
2. Exterior lighting shall be oriented and shielded to avoid spillage onto any surrounding properties. The provisions of Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting) relating to lighting shall also apply.

G. Parking

Sufficient on-site parking shall be provided in accordance with 19.580 (Parking and Loading). The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal. However, the required parking shall not be more than for other residential or commercial uses within the same underlying zone.

H. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

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19.205.040 Concurrent Design Review Required.

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the ES Overlay Zone until Design Review approval have been granted pursuant to Chapter 19.710 (Design Review).