Comparison of Zoning Code Allowances for Permanent Shelters

Shelter Type and	Present Code	Housing State of	Proposed Code
Zones		Emergency	
Short-Term Shelters	D 11111		D 11111
Open Space (OS)	Prohibited	Must meet base zone standards. Prohibited after emergency	Prohibited
Single Dwelling (RF-R2.5)	Conditional Use Review (33.815.107)	Must meet base zone standards. Conditional Use Review after emergency	Conditional Use Review (33.815.107)
Multi-Dwelling (RM1- RX) and Campus Institutional (CI1)	Up to 15 beds (33.285) otherwise Conditional Use Review (33.815.107)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 25 beds (33.285) otherwise Conditional Use Review (33.815.107)
Commercial/Mixed Use and Campus Institutional (CI2)	Must meet development standards (33.285.050)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Must meet development standards (33.285.050)
Employment (EG1 and EG2)	Must meet development standards (33.285.050)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Must meet development standards (33.285.050)
Industrial (IG1, IG2, IH)	Prohibited	Must meet base zone standards. Prohibited after emergency	Prohibited
Mass Shelters		1 11 1 1 1 1 1 1	
Open Space (OS)	Prohibited	Must meet base zone standards. Prohibited after emergency	Prohibited
Single-Dwelling (RF-R2.5)	Requires Conditional Use Review approval (33.815.107)	Must meet base zone standards. Conditional Use Review after emergency	Requires Conditional Use Review approval (33.815.107)
Multi-Dwelling Zones (RM1, RM2, RMP, CI1 and IR)	Up to 15 beds (33.285) otherwise Conditional Use Review (33.815.107)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 25 beds (33.285) otherwise Conditional Use Review (33.815.107)
Multi-Dwelling Zones (RM3, RM4 and RX)	Up to 50 beds (33.285) otherwise Conditional Use approval (33.815.107)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 50 beds (33.285) otherwise Conditional Use approval (33.815.107)

Comparison of Zoning Code Allowances for Permanent Shelters

Shelter Type and	Present Code	Housing State of	Proposed Code
Zones		Emergency	•
Commercial/Mixed Use	Up to 25 beds (33.285)	Must meet base zone	Up to 25 beds (33.285)
(CR, CM1)	otherwise Conditional	standards. Conditional	otherwise Conditional
	Use Review	Use Review after	Use Review
	(33.815.140)	emergency or meet	(33.815.140)
		33.285	
Commercial/Mixed Use	Up to 75 beds (33.285)	Must meet base zone	Up to 140 beds
and Campus	otherwise Conditional	standards. Conditional	(33.285) otherwise
Institutional (CM2 and	Use Review	Use Review after	Conditional Use Review
CI2)	(33.815.140)	emergency or meet 33.285	(33.815.140)
Commercial/Mixed Use	Up to 200 beds	Must meet base zone	Up to 200 beds
(EX, CX, CM3 and CE)	(33.285) otherwise	standards. Conditional	(33.285) otherwise
	Conditional Use Review	Use Review after	Conditional Use Review
	(33.815.140)	emergency or meet 33.285	(33.815.140)
Employment (EG1 and	Requires Conditional	Must meet base zone	Requires Conditional
EG2)	Use Review approval	standards. Conditional	Use Review approval
	(33.815.140)	Use Review after	(33.815.140)
		emergency	
Industrial (IG1, IG2 and	Prohibited	Must meet base zone	Prohibited
IH)		standards. Prohibited	
		after emergency	
Campus Institutional	Up to 25 beds (33.285)	Must meet base zone	Up to 25 beds (33.285)
(CI1)	otherwise requires	standards. Conditional	otherwise requires
	Conditional Use Review	Use Review after	Conditional Use Review
	(33.815.140)	emergency or meet 33.285	(33.815.140)
Campus Institutional	Allowed up to 75 beds	Must meet base zone	Up to 140 beds
(CI2)	(33.285) otherwise	standards. Conditional	(33.285) otherwise
()	Conditional Use Review	Use Review after	Conditional Use Review
	(33.815.140)	emergency or meet	(33.815.140)
		33.285	
Outdoor Shelters			
Open Space	N/A	Must meet base zone	Prohibited
		standards. Prohibited	
		after emergency	
Single Dwelling	N/A	Must meet base zone	Up to 20 shelters with
		standards. Conditional	existing institutional
		Use Review after	and Conditional Use
		emergency	Review (33.815.107)
Multi-Dwelling and	N/A	Must meet base zone	otherwise prohibited. Up to 20 shelters with
Campus Institutional	IV/A	standards. Conditional	existing institutional
(RM2, RM2, RM3, RM4,		Use Review after	use otherwise
RX and CI1)		emergency	ase other wise
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Comparison of Zoning Code Allowances for Permanent Shelters

Shelter Type and Zones	Present Code	Housing State of Emergency	Proposed Code
			Conditional Use Review (33.815.107)
Commercial/Mixed Use and Campus Institutional (C, EX, and CI2)	N/A	Must meet base zone standards. Must meet 33.285	Up to 40 shelters. Must meet 33.285 otherwise Conditional Use Review (33.815.140)
Employment	N/A	Must meet base zone standards. Conditional Use Review after emergency	Requires Conditional Use Review approval (33.815.140). Institutional Uses have a lower review type
Industrial	N/A	Must meet base zone standards. Prohibited after emergency	Requires Conditional Use Review approval (33.815.140). Institutional Uses have a lower review type
Campus Institutional	N/A	Must meet base zone standards. Conditional Use Review after emergency	

Shelters that exclusively serve victims of sexual or domestic violence are allowed by right, limited in square footage to 3,500 square feet in single dwelling zones.