

Comparison of Zoning Code Allowances for Permanent Shelters

Shelter Type and Zones	Present Code	Housing State of Emergency	Proposed Code
Short-Term Shelters			
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			
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)

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Commercial/Mixed Use (CR, CM1)	Up to 25 beds (33.285) otherwise Conditional Use Review (33.815.140)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 25 beds (33.285) otherwise Conditional Use Review (33.815.140)
Commercial/Mixed Use and Campus Institutional (CM2 and CI2)	Up to 75 beds (33.285) otherwise Conditional Use Review (33.815.140)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 140 beds (33.285) otherwise Conditional Use Review (33.815.140)
Commercial/Mixed Use (EX, CX, CM3 and CE)	Up to 200 beds (33.285) otherwise Conditional Use Review (33.815.140)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 200 beds (33.285) otherwise Conditional Use Review (33.815.140)
Employment (EG1 and EG2)	Requires Conditional Use Review approval (33.815.140)	Must meet base zone standards. Conditional Use Review after emergency	Requires Conditional Use Review approval (33.815.140)
Industrial (IG1, IG2 and IH)	Prohibited	Must meet base zone standards. Prohibited after emergency	Prohibited
Campus Institutional (CI1)	Up to 25 beds (33.285) otherwise requires Conditional Use Review (33.815.140)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 25 beds (33.285) otherwise requires Conditional Use Review (33.815.140)
Campus Institutional (CI2)	Allowed up to 75 beds (33.285) otherwise Conditional Use Review (33.815.140)	Must meet base zone standards. Conditional Use Review after emergency or meet 33.285	Up to 140 beds (33.285) otherwise Conditional Use Review (33.815.140)
Outdoor Shelters			
Open Space	N/A	Must meet base zone standards. Prohibited after emergency	Prohibited
Single Dwelling	N/A	Must meet base zone standards. Conditional Use Review after emergency	Up to 20 shelters with existing institutional and Conditional Use Review (33.815.107) otherwise prohibited.
Multi-Dwelling and Campus Institutional (RM2, RM2, RM3, RM4, RX and CI1)	N/A	Must meet base zone standards. Conditional Use Review after emergency	Up to 20 shelters with existing institutional use otherwise

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			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.