

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Shanna Sether, Senior City Planner, (612) 673-2307
DATE: October 8, 2015
SUBJECT: Overnight Shelter Zoning Code Text Amendment

BACKGROUND

On December 12, 2014, Council Members Bender and Gordon introduced subject matter to amend ordinances required for overnight (homeless) shelters. Existing zoning regulations require all new overnight shelters obtain a conditional use permit and either (1) be located accessory to a religious institution or place of assembly or (2) rezone property to the DS Downtown Shelter Overlay District within the specified boundary (see attached) authorized by section 551.1370 of the zoning code.

According to the Office of Ending Homelessness, the median number of homeless people in Hennepin County each night over the last year was 2,156. Of those, 296 were families (1,196 people), 902 were single adults and 59 were youth. The last unsheltered count was 207 people (June 2015) in the City. There are a total of 16 facilities in Hennepin County that provide shelter to homeless, 14 are located in Minneapolis. Of the 14 facilities, seven are overnight shelters accessory to a religious institution and one is a principal overnight shelter in the DS Overlay District. The remaining facilities are community residential facilities (youth shelters), supportive housing, board and care and a motel. One of the two largest facilities, Salvation Army - Harbor Light, has 364 beds, regardless it serves 476 adults each evening. Many of the individuals at this facility and others in Minneapolis sleep each night on mats, in large assembly spaces and hallways, not intended for sleeping room occupancy. Shelter operators have expressed the need to find new or additional locations within Minneapolis to better serve the homeless population in spaces that provide a comfortable, safe and dignified place beyond what can be provided in 'a church basement.'

PEER CITY RESEARCH

Staff conducted peer city research to determine what types of ordinances exist for overnight shelters. Staff was not able to identify another municipality that required overnight shelters to only be allowed accessory to a religious institution or in a specific overlay district with limited geography. Generally, the cities surveyed required a conditional use permit to allow for the establishment of shelters. In all of the cities, shelters were allowed as a principal use in a variety of districts including high-density residential and commercial, but some differed on allowing these uses in industrial and downtown districts. Approximately one-half of the cities surveyed had a spacing requirement to prevent concentration.

Again, one-half of the cities required regular regulatory oversight through the issuance of a regular license.

PUBLIC OUTREACH

Steering Committee

Staff held three steering committee meetings from March through May in 2015. The steering committee was comprised of shelter operators, the Office to End Homelessness, city staff and community and philanthropic members of the public who work with homelessness. The first steering committee meeting included a welcome and introductions, followed by a visioning discussion on ideal amenities and characteristics shelters would possess. The second steering committee included an overview of peer city research comparing other comparably sized cities regulations for overnight and emergency shelters. The third steering committee focused on the need to locate future shelters near transit and building code requirements for shelters.

Homeless Shelter Forum

On April 24, 2015, a group of social workers invited Minneapolis City Council Members, shelter providers and individuals experiencing homelessness to come together for a Homeless Shelter Forum. The organizers of the forum divided the group into breakout discussions on livability, transportation/location, access/hours, sobriety/mental wellness and safety/conditions. Themes identified included the need for more shelter options in the area specific to meeting the care and needs, supporting social mobility, providing storage for belongings, allow flexible hours and work-specific shelters, work with neighborhoods surrounding concentrated shelter areas to expand shelter and affordable housing options, locate shelters near transit lines, work with suburban areas to address homelessness together and repeal lurking and spitting laws.

Community Meetings

The first of three community meetings was held at the Minneapolis American Indian Center, on June 22, 2015. Attendees included council members Cam Gordon, Lisa Bender, Abdi Warsame, and Alondra Cano, staff from Minneapolis CPED and the Minneapolis/Hennepin County Office to End Homelessness, and approximately 35 community members and shelter operators. The meeting began with a presentation by staff detailing the historic and current zoning code regulations for overnight shelters as well as an overview of how peer cities regulate overnight shelters. Next, the Office to End Homelessness gave a presentation on homelessness in Hennepin County, including statistics on various homeless populations and an overview of existing Minneapolis overnight shelters. The meeting broke off into four small groups to discuss three questions, and then report back to the larger group:

1. How do you envision the ideal shelter environment to better serve those in need?
2. What types of locations do you see as appropriate for overnight shelters, both to best serve those in need and to ensure compatibility of uses?
3. If an overnight shelter were to locate near your home or business, what would be your primary concerns, and what suggestions would you have to mitigate those concerns?

For the first question, many of the responses focused around creating a dignified, safe place. Some ideas included offering storage space, privacy, and beds (not floor mats). Others included creating smaller, specialized shelters for more vulnerable populations that might not feel safe in and around the larger shelters, and keeping shelters open later in the morning, particularly in the winter. Many other responses focused around offering

support services on-site at shelters, including substance abuse programs, job training and search help, and permanent housing assistance.

For the second question, discussion was focused around two primary areas: avoiding concentration and providing access to services. Many of the attendees stated that certain neighborhoods, particularly Phillips, Whittier, Near North, and Jordan, were already experiencing an overconcentration of overnight shelters, community residential facilities (CRFs), and supportive housing establishments. The participants expressed concern that a future text amendment would increase more of these congregate living uses in the neighborhoods that are over saturated. Many responses suggested that shelters should be located near transit and support services. Downtown was thought to be a good central location, but many of the neighborhoods near downtown already have a large number of supportive housing, shelters, and CRFs. A common suggestion was to create more medium-sized shelters that could be dispersed into more neighborhoods, if located near reliable transit. Some suggested co-locating shelters with more long-term supportive housing to provide a better path to housing stability.

For the third question, responses tended to focus around operator accountability and preventing quality of life crime. A common concern was those who were turned away from shelters that are at capacity and often spend the night in the neighborhood, sleeping on porches, stoops, park benches, and in bus shelters. Some suggested that many of the Minneapolis homeless are vulnerable youth and adults that may be influenced into prostitution or drug use. Some suggestions for mitigation included holding operators accountable for litter, vagrancy, and other minor crime in the area around their shelters. Others suggested mandatory participation in substance abuse and job placement programs, and a greater police presence near shelters. Some suggested that jails and hospitals should provide housing placement services, in lieu of discharging people without permanent or temporary housing options. Many requested that shelter operators be more proactive with neighborhood organizations, participate in education and outreach with the community, and make themselves more accessible to neighbors with issues. Some suggested that a triage center be the first point of contact for those experiencing homeless and that placement and transportation is provided to shelters that meet the needs of the individuals or families experiencing homelessness.

Staff held a second community meeting with the same format at North Region Library in July 2015, asking community members for their responses to the same three questions. A third community meeting was held on September 28, 2015, at the Central Library. At this meeting, staff gave a project overview and discussed the specific staff recommendations for the proposed amendment.

In addition to the steering committee and community meetings, staff has maintained a project website with regular updates at: http://minneapolismn.gov/cped/projects/overnight_shelters.

APPLICABLE POLICIES

Staff has identified the following applicable policies that support an amendment to the Overnight Shelter land use in the zoning code:

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

3.2.2 Engage in dialogue with communities about appropriate locations for housing density, and ways to make new development compatible with existing structures and uses.

Housing Policy 3.4: Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.

3.4.1 Promote increased development of housing for very low-income households earning 30% or less of metropolitan median income.

3.4.2 Support the creation of additional supportive housing units for homeless youth, singles and families.

3.4.3 Support the creation of additional shelter beds for youth.

3.4.4 Evaluate City policies and regulations related to the creation of supportive housing and smaller housing units, including Single Room Occupancy (SRO) housing.

3.4.5 Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin.

Housing Policy 3.5: Improve the stability and health of communities of concentrated disadvantage through market building strategies, and strategies that preserve and increase home ownership.

3.5.1 Work to improve the stability and sustainability of the city's disadvantaged communities by taking measures to diversify the household mix and allay historic patterns of concentration of poverty.

3.5.2 Pursue an integrated array of development and revitalization strategies to attract a broadened socio-economic mix of residents to communities of concentrated disadvantage.

3.5.3 Utilize program criteria in city housing finance programs that give preference to low income and homeless housing projects in non-poverty concentrated areas, and that prioritize high quality mixed-income and market rate housing projects in disadvantaged communities.

3.5.4 Work with for-profit, nonprofit, and governmental partners to increase understanding of the need for market-building investments in communities of concentrated disadvantage.

3.5.5 Focus development activities strategically in priority areas within disadvantaged communities so that it results in the greatest impact.

3.5.6 Use promotion strategies and City development resources and programs to build home ownership in high rental neighborhoods.

3.5.7 Create pathways for qualified low-income families to become homeowners, with appropriate support, with an emphasis on improving minority homeownership rates.

3.5.8 Reduce the number of foreclosures through strategies such as home ownership counseling, public education about responsible mortgages and early warning systems that flag problem issues before default is inevitable.

3.5.9 Utilize and expand the city's development programs and tools to jumpstart investment in the city's disadvantaged communities.

3.5.10 Support the timely development of infill housing on vacant lots. Use partnerships and incentives to reduce duration of vacancy.

3.5.11 Use education and code enforcement to ensure that rental housing is responsibly managed, and that the number and occupancy of dwelling units does not exceed legal limits.

3.5.12 Continue to work in a vigorous and multidisciplinary manner to identify and remedy problem properties that have disproportionate public safety and livability impacts on the surrounding community.

PROPOSED TEXT AMENDMENT

Over the course of the proposed project, staff recognized the need to identify two different classifications for overnight shelter based on the size of the facility (maximum occupancy) and the duration of stay. Staff is recommending redefining *Overnight Shelters* and adding a land use and definition for *Emergency Shelters*. This amendment will replace the existing ordinance and zoning classification for DS Downtown Shelter Overlay District; this ordinance is proposed to be deleted.

Overnight shelters are intended to be larger facilities (greater occupancy) and less than a 24 hour stay. The occupancy of persons would be 150 persons or the maximum allowed per the building code, whichever is less. Staff is proposing a minimum spacing of 1,000 feet to other principal or accessory emergency and overnight shelters to prevent concentration. These uses would be conditional in the C2 Neighborhood Corridor Commercial and C4 General Commercial Districts, Downtown Districts and in the IL Industrial Living Overlay District. Minimum and maximum off-street parking would be determined through the conditional use permit.

Emergency shelters are intended to be smaller facilities, with an occupancy and lot requirements based on zoning districts. These uses would allow for a longer stay, for up to 30 days. This type of shelter would have the occupancy of persons determined by the zoning district. Staff is again proposing a minimum spacing of 1,000 feet to other accessory or principal emergency and overnight shelters to prevent concentration. This would be a conditional use in all primary zoning districts in the City of Minneapolis, except in the Industrial Districts where the IL Industrial Living Overlay District is not present. Staff is not recommending a minimum off-street parking requirement but is recommending a maximum parking requirement of one space per bed.

Staff is proposing to continue to allow overnight shelters, with a stay of less than 24 hours, when accessory to a place of assembly or religious institution. This will allow the continued charitable functions of many religious institutions and allow the existing accessory shelters to remain a conforming use.

Staff is recommending an additional regulatory framework be required for both types of shelters. The Department of Health issues and inspects properties carrying Board and Lodging and Lodging licenses. Staff is recommending an accompanying ordinance, if required, in the Health Code to require these facilities to carry these annual licenses. This will allow for the regular inspections of the property and additional regulatory oversight to ensure safe and healthy places for occupants. This will also allow for a relationship between license renewal and continued compliance with City ordinances.

ATTACHMENTS

1. Ordinance amending Chapter 520 relating to Introductory Provisions.
2. Ordinance amending Chapter 536 relating to Specific Development Standards.
3. Ordinance amending Chapter 541 relating to Off-Street Parking and Loading.
4. Ordinance amending Chapter 546 relating to Residence Districts.
5. Ordinance amending Chapter 547 relating to Office Residence Districts.
6. Ordinance amending Chapter 548 relating to Commercial Districts.
7. Ordinance amending Chapter 549 relating to Downtown Districts.
8. Ordinance amending Chapter 551 relating to Overlay Districts.
9. Map showing the DS Downtown Shelter Overlay eligible area.
10. Map showing where emergency shelters would be permitted by zoning, outside of the 1,000-foot spacing requirement.
11. Map showing where overnight shelters would be permitted by zoning, outside of the 1,000-foot spacing requirement.
12. Peer city research table.

Overnight Shelters – Proposed Zoning Code Text Amendment – (Emergency and Overnight Shelters)

520.160. – Definitions.

Emergency shelter. Any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty (30) days or less.

Overnight shelter. One (1) main building, or portions thereof, on one (1) zoning lot where persons receive temporary overnight shelter for a period of time not to exceed twenty-four (24) hours to persons without permanent housing.

536.20. – Specific development standards.

Emergency shelter.

- (1) The use shall be located at least one thousand (1,000) feet from all existing emergency shelters and overnight shelters.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.
- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.
- (4) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
- (5) The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Overnight shelter.

- (1) The use shall be located at least one thousand (1,000) feet from all existing emergency shelters and overnight shelters.
- (2) The total number of shelter guests shall not exceed three hundred-fifty (350) persons.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.
- (5) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
- (6) The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
- (7) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

537.110. – Allowed accessory uses and structures.

Overnight shelter. Overnight shelters shall be allowed accessory to a religious institution place of assembly. In addition to obtaining a conditional use permit, as specified in Chapter 525, Administration and Enforcement, such overnight shelter shall be subject to the following standards:

- (1) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
- (2) The number of guests shall not exceed the housing code occupancy requirements.
- (3) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
- (4) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Table 541-1 Specific Off-Street Parking Requirements

Use	Minimum Parking Requirement	Maximum Parking Allowed	Notes (see 541.170)
RESIDENTIAL USES			
Congregate living			
<u>Emergency shelter</u>	<u>None</u>	<u>1 space per bed</u>	<u>1</u>
<u>Overnight shelter</u>	<u>As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.</u>	<u>As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.</u>	<u>1</u>

Table 546-1 Principal Uses in Residence Districts

Use	R1	R1A	R2	R2B	R3	R4	R5	R6	Specific Development Standards
RESIDENTIAL USES									
Congregate Living									
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons					C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons						C	C	C	✓
Board and care home/ Nursing home/ Assisted living						C	C	C	✓
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>C</u>	<u>✓</u>							
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>					<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seventeen (17) to thirty-two (32) persons</u>						<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>

Table 546-3 R1 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Congregate Living			
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>6,000</u>	<u>50</u>	<u>None</u>

Table 546-5 R1A Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			

Congregate Living			
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>

Table 546-7 R2 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Congregate Living			
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>6,000</u>	<u>50</u>	<u>None</u>

Table 546-9 R2B Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Congregate Living			
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>

Table 546-11 R3 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Congregate Living			
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>7,500 or 1,250 sq. ft. per rooming unit, whichever is greater</u>	<u>40</u>	<u>1.0</u>

Table 546-13 R4 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot	Maximum Floor Area	Maximum Height
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		Width (Feet)	Ratio (Multiplier)	
RESIDENTIAL USES				
Congregate Living				
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000 or 1,250 sq. ft. per rooming unit, whichever is greater</u>	<u>40</u>	<u>1.5</u>	<u>4 stories, not to exceed 56 ft.</u>

Table 546-15 R5 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Congregate Living				
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>	<u>2.0</u>	<u>4 stories, not to exceed 56 ft.</u>

Table 546-17 R6 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Congregate Living				
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>	<u>3.0</u>	<u>6 stories, not to exceed 84 ft.</u>

Table 547-1 Principal Uses in the Office Residence Districts

Use	OR1	OR2	OR3	Specific Dev. Standards
RESIDENTIAL USES				
Congregate Living				
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seventeen (17) to thirty-two (32) persons</u>		<u>C</u>	<u>C</u>	<u>✓</u>

Table 547-3 Lot Dimension and Building Bulk Requirements in the OR1 District

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Congregate Living			
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>5,000</u>	<u>40</u>	<u>1.5</u>

Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Congregate Living			
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>2.5 stories, not to exceed 35 ft.</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>4 stories, not to exceed 56 ft.</u>	<u>2.5</u>

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Congregate Living			
<u>Emergency shelter six (6) or fewer persons</u>	<u>5,000</u>	<u>2.5 stories, not to exceed 35 ft.</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>6 stories, not to exceed 84 ft.</u>	<u>3.5</u>

Table 548-1 Principal Uses in the Commercial Districts

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
RESIDENTIAL USES						
Congregate Living						
Emergency shelter serving six (6) or fewer persons	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	✓
Emergency shelter serving seven (7) to sixteen (16) persons	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	✓
Emergency shelter serving seventeen (17) to thirty-two (32) persons		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	✓
Overnight shelter		<u>C</u>			<u>C</u>	✓

Table 548-4 Residential Lot Dimension Requirements in the C1 District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Congregate Living		
Emergency shelter serving six (6) or fewer persons	<u>5,000</u>	<u>40</u>
Emergency shelter serving seven (7) to sixteen (16) persons	<u>5,000</u>	<u>40</u>

Table 548-5 Residential Lot Dimension Requirements in the C2 District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Congregate Living		
Emergency shelter serving six (6) or fewer persons	<u>5,000</u>	<u>40</u>
Emergency shelter serving seven (7) to thirty-two (32) persons	<u>5,000</u>	<u>40</u>
Overnight shelter	<u>5,000</u>	<u>40</u>

Table 548-6 Residential Lot Dimension Requirements in the C3A District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Congregate Living		
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>

Table 548-7 Residential Lot Dimension Requirements in the C3S District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Congregate Living		
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>

Table 548-8 Residential Lot Dimension Requirements in the C4 District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Congregate Living		
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>
<u>Overnight shelter</u>	<u>5,000</u>	<u>40</u>

Table 549-1 Principal Uses in the Downtown Districts

Use	B4	B4S	B4C	B4N	Specific Development Standards
RESIDENTIAL USES					
Congregate Living					
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	✓
<u>Emergency shelter serving seventeen (17) to thirty-two (32) persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	✓
<u>Overnight shelter</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	✓

551.370. - Conditional uses.

In addition to the conditional uses allowed in the primary zoning district, the following conditional uses may be allowed in the IL Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement.

- (1) Dwelling units, emergency shelters, overnight shelters and supportive housing, subject to the following conditions:
 - a. Emergency shelters, overnight shelters and supportive housing shall be subject to the requirements of Chapter 536, Specific Development Standards.
 - b. Alterations made to the exterior of an existing building shall maintain the architectural integrity and character of the building and surrounding area.
 - c. The maximum height of single and two-family dwellings and cluster developments shall be two and one-half stories (2.5) or thirty-five (35) feet, whichever is less.
 - d. No vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition, shall be generated by uses in the building that will have an adverse impact on the residential use of the building.
- (2) Planned unit developments that include dwelling units.
- (3) School, grades K—12, subject to the following conditions:
 - a. Schools, grades K—12, shall be subject to the requirements of Chapter 536, Specific Development Standards.

ARTICLE XVIII. Reserved. ~~DS DOWNTOWN SHELTER OVERLAY DISTRICT~~

~~551.1350. – Purpose. The DS Downtown Shelter Overlay District is established to provide areas that offer overnight shelter facilities that may not meet the accessory use requirements for an overnight shelter contained in the regulations of the primary zoning district.~~

~~{2010 Or 017, § 1, 4-2-2010}~~

~~551.1360. Established boundaries.~~

~~The boundaries of the DS Overlay District shall be the areas shown on the official zoning map.~~

~~{2010 Or 017, § 1, 4-2-2010}~~

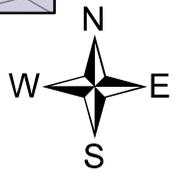
~~551.1370. Eligible areas outside of established boundaries. The DS Overlay District shall be limited to locations within the downtown area bounded by East Lyndale Avenue North, Glenwood Avenue, 10th Street North, Hawthorne Avenue, and Linden Avenue. Any person having a legal or equitable interest in property located within the eligible area outside of the established boundaries may file a petition to request the addition of the DS Overlay District classification in the manner provided for zoning amendments in Chapter 525, Administration and Enforcement.~~

~~{2010 Or 017, § 1, 4-2-2010}~~

~~551.1380. Conditional uses. In addition to the conditional uses allowed in the primary zoning district, an overnight shelter may be allowed as a conditional use in the DS Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement, and the following:~~

- ~~(1) The overnight shelter shall be located on a zoning lot of at least twenty thousand (20,000) square feet.~~
- ~~(2) The overnight shelter shall be located at least one thousand (1,000) feet from all existing principal overnight shelters.~~
- ~~(3) The total number of shelter guests shall not exceed three hundred fifty (350) persons.~~
- ~~(4) Parking and loading shall be provided as approved by conditional use permit.~~
- ~~(5) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.~~
- ~~(6) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.~~
- ~~(7) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.~~
- ~~(8) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.~~
- ~~(9) The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.~~
- ~~(10) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.~~

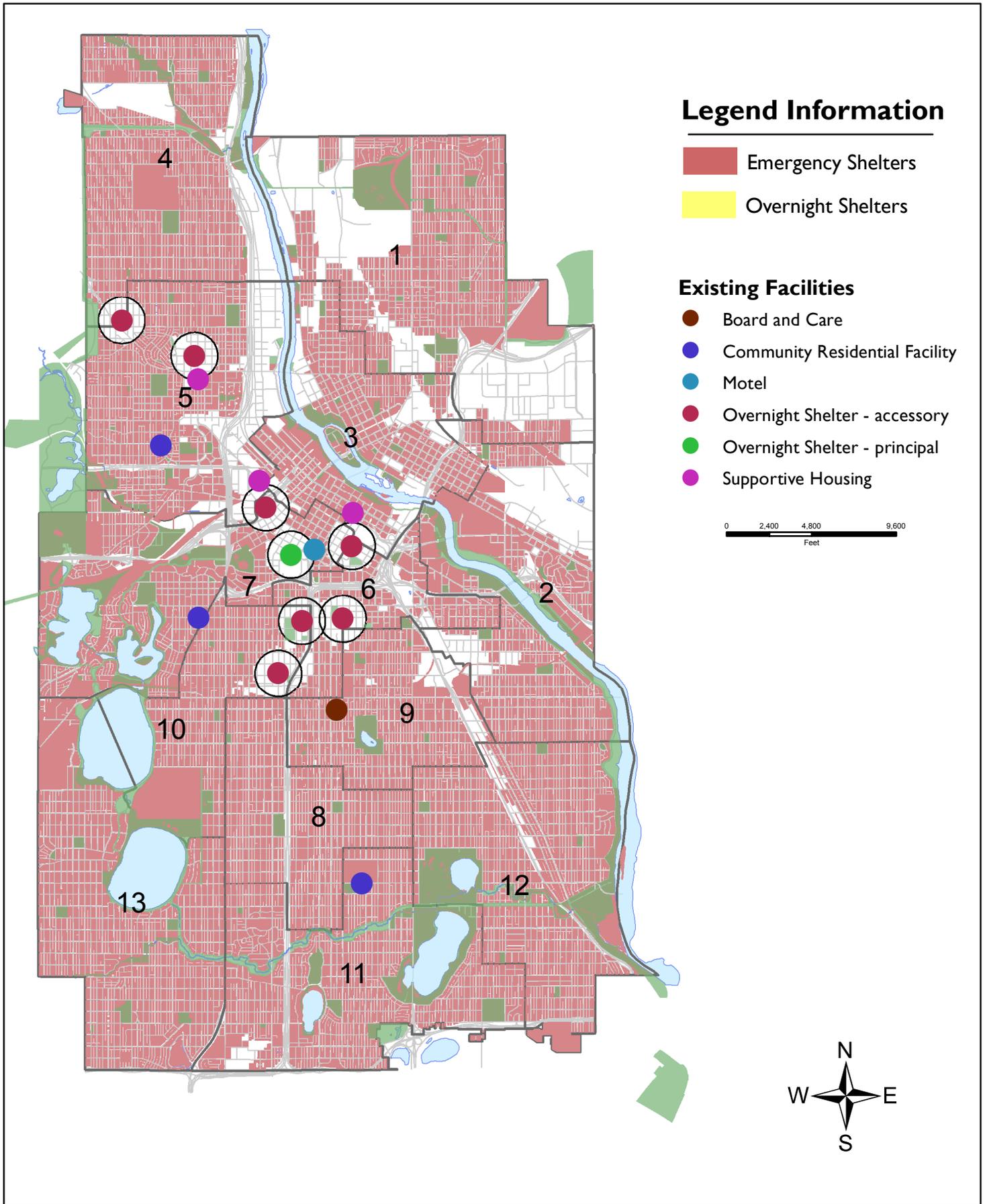
~~{2010 Or 017, § 1, 4-2-2010}~~



Existing DS Downtown Shelter Overlay District

City of Minneapolis
 Community Planning and Economic Development
 Created on: October 1, 2015

Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.



Emergency and Overnight Shelters 1,000 Foot Spacing from Existing Shelters

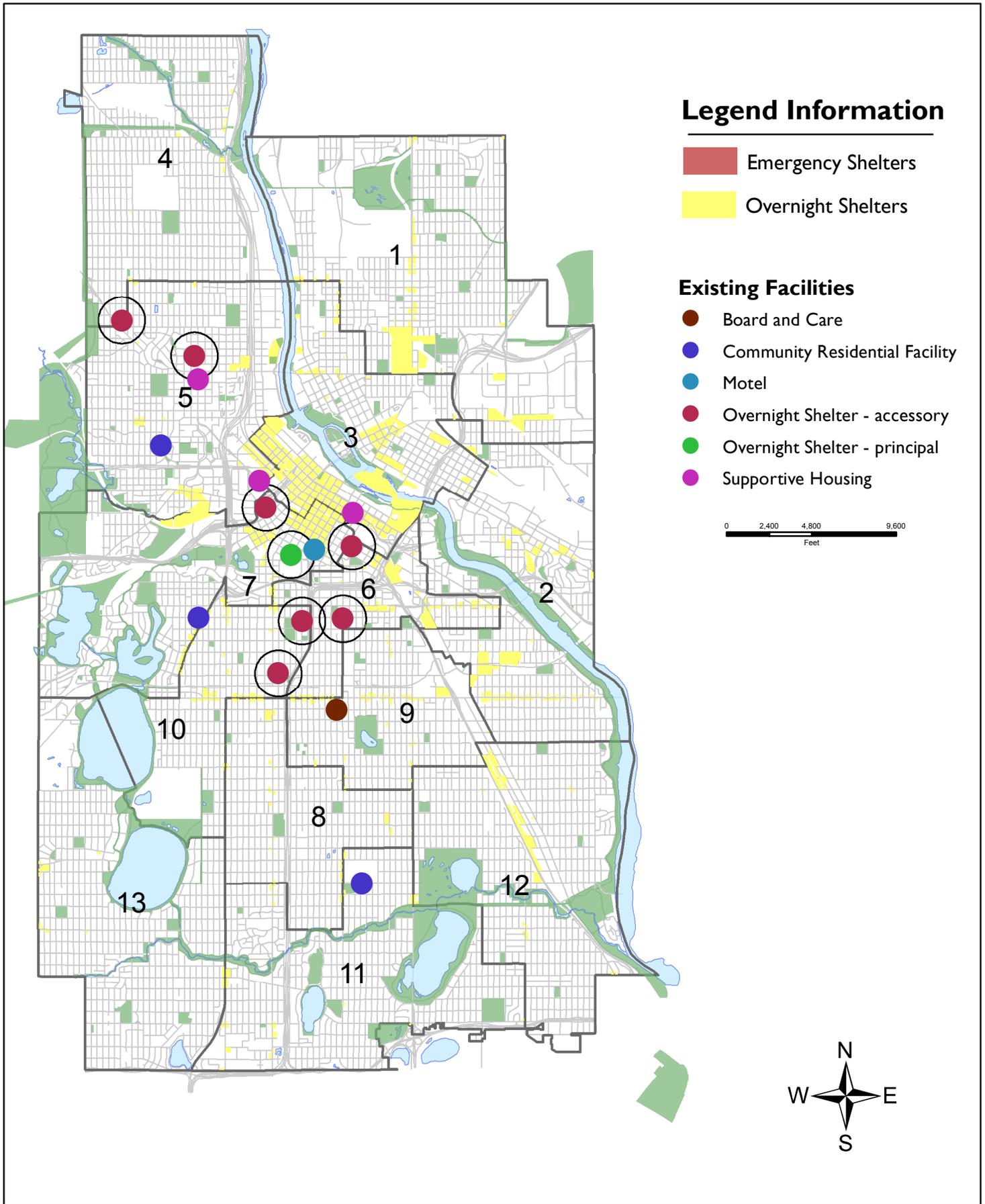


City of Minneapolis
Community Planning and Economic Development
Created on: August 13, 2015

Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.

Peer City Research

	St. Paul, MN	San Diego, CA	Denver, CO	Chicago, IL	Portland, OR	St. Louis, MO	Baltimore, MD	Cincinnati, OH
Allowed as a principal use?	Yes; Conditional Use Permit (CUP) is required	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required	Yes, CUP is required	Yes; requires 50% consent from owners within 500' + ½ lot width	Yes; CUP is required	Yes, special assistance shelter – requires a CUP
Zoning Districts allowed?	Downtown (B5) and Industrial (I1 and I2) Districts	Conditional in multiple-family, commercial, industrial districts and accessory to religious institutions and organizations	High-density residential, most commercial, and most industrial districts	High-density residential, most commercial, downtown and most industrial districts	All districts except Industrial - # of beds allowed/ district	High-density residential, all commercial, industrial and downtown districts	Non-profits: high-density and most commercial districts. For-profit: most commercial districts	High-density residential, all downtown and light industrial districts
Spacing requirement?	600 feet from other CRFs	No	500 feet from schools, 950 beds max/ council district	No	No	500 feet + ½ lot width from churches or schools	No	No
Licensing required?	Yes, for 4 people or more	No	Yes, licensed as a residential care unit	No	Annual inspection and certification	Yes	No	No



Emergency and Overnight Shelters 1,000 Foot Spacing from Existing Shelters



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