

4.3.13. Homeless shelters.

4.3.13.A. Definition. As used in this section, "homeless shelter" means emergency housing for persons who lack a "fixed, regular, and adequate nighttime residence."

4.30.13.B. Intent. Persons seeking to locate a homeless shelter within the community shall first investigate possible sites within approximately a half-mile radius of the downtown. In order to best serve the homeless, the shelter should be located near the majority of the social service facilities which provide assistance to the homeless. It is assumed that most of the homeless do not own cars, and need to be housed within easy walking distance of those services.

4.3.13.C. Homeless shelters are discouraged in areas of any zoning district in which a significant portion of the existing housing units are single-family dwellings.

4.3.13.D. Homeless shelters must provide sufficient and effective supervision to clients.

4.3.13.E. Homeless shelters must have sufficient off-street parking spaces for supervisors, housekeeping staff, and social service workers expected to provide assistance at the shelter. The parking standard is one (1) space for every three (3) shelter beds with a minimum of two (2) spaces regardless of the number of beds.

4.3.13.F. Homeless shelters must provide space for sleeping purposes in accordance with standards specified in 4-4d.1 of the Property Maintenance Ordinance. This floor area requirement will determine the number of persons allowed to stay in any shelter.

4.3.13.G. The planning board shall receive public comment on the proposed homeless shelter and shall find that the proposed shelter:

4.3.13.G(1) Would not create or aggravate a traffic hazard;

4.3.13.G(2) Would not hamper pedestrian circulation;

4.3.13.G(3) Would permit convenient access to commercial shopping facilities, medical facilities, public transportation, fire protection and police protection;

4.3.13.G(4) Would be in conformance with applicable building, housing, plumbing, or other safety codes and including municipal minimum lot size and building setback requirements for new construction.