

Safe Outdoor Spaces ~ Temporary Managed Campsites

Denver Zoning Authority & Permitting

June 12, 2021



Authority Granted in Zoning Code & by Ordinance

- Denver Zoning Code, Section 12.4.6 – Written Code Interpretations and Use Determinations
 - DZC grants authority to the Zoning Administrator to consider and allow “unlisted” uses in the city if certain criteria are met
- Denver City Council Ordinance #2020-0961 – Authorizing Emergency Temporary Uses on Former Chapter 59 Zoned Lands
 - City Council granted authority to permit certain temporary zoning uses already allowed under DZC if certain criteria met

Authority Granted in Zoning Code & by Ordinance

- **Denver Zoning Code authority:** Unlisted Temporary Use Determination to Allow “Temporary Managed Campsites During COVID-19 Pandemic” – issued November 10, 2020, and extended May 7, 2021.
 - [SOS - Zoning Use Determination](#)
- **Former Chapter 59 authority:** Same use determination allows Temporary Managed Campsites on properties zoned under FC59 (e.g., Regis University SOS site)
 - “The effect of COVID-19 on the City and County of Denver has been overwhelming, especially for people with the fewest resources. The economic impact of public health-related business closures has left thousands with reduced income, leading to an increase in the number of people experiencing homelessness and housing instability. Persons experiencing homelessness who contract the virus may be at higher risk for complications due to age and underlying health conditions, and face additional challenges isolating while residing in congregate shelter settings.”
 - March 2021 *COVID-19 HOST Response Report* and accompanying *COVID-19 Response One Year Summary* (p. 1)

Use Determination – Temporary Managed Campsites

- **Temporary use** providing living spaces for homeless persons either in temporary shelters (tents) or in parked motor vehicles
- **Duration** limited first to the duration of the COVID-19 public health emergency orders, and then to a reasonable recovery period from the adverse housing impacts from COVID-19 = December 31, 2023
- Allowed in **all zone districts**
- **Zoning permit** required with a mandatory pre-application meeting with all affected city agencies
- **Applicant** must be **non-profit or governmental** entity
- May **occupy otherwise required parking spaces** for another use on lot
- Up to **6-foot fences/walls** allowed
- **No minimum parking** required for the use

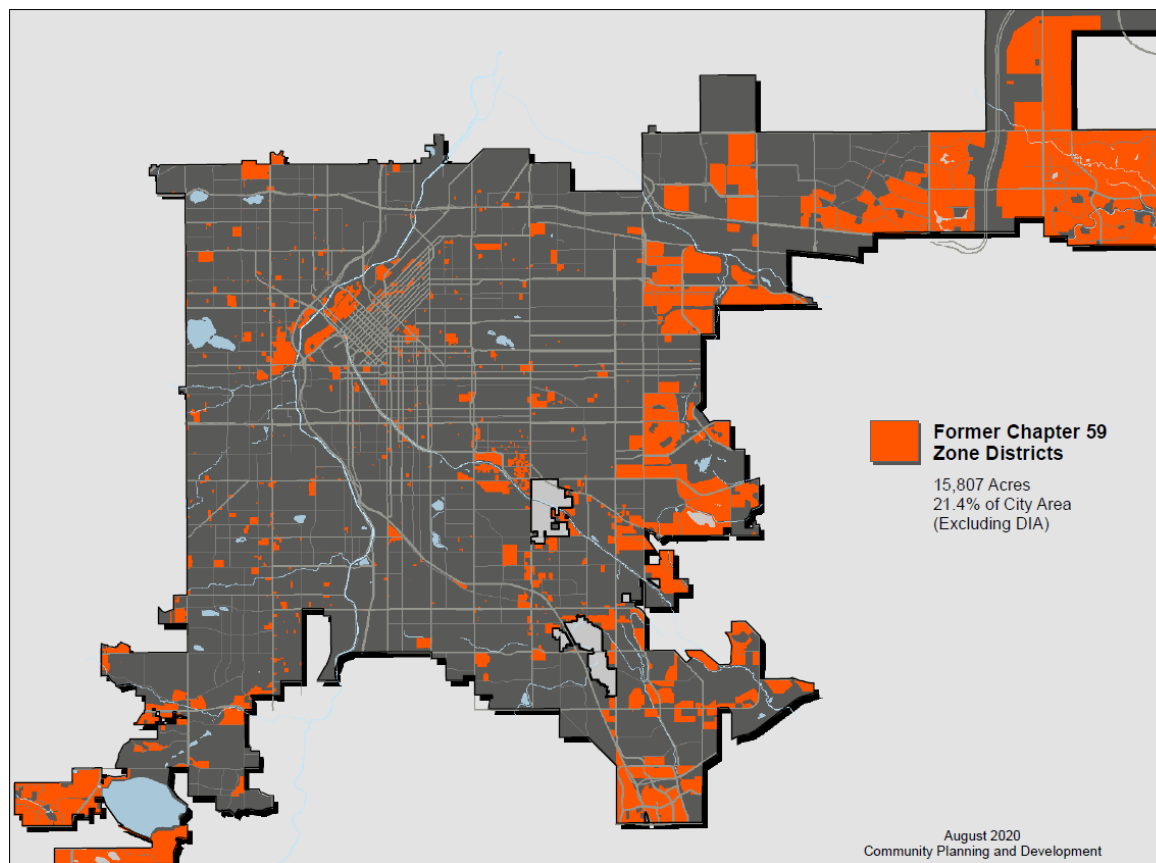
Use Determination – Temporary Managed Campsites

- **Operational Plan** required and compliance with plan is a condition of permit approval
 - must address security, property maintenance, any provision of services, single point of contact, measures to mitigate potential impacts on surrounding properties, commitment to remove use at end of permit
- Zoning **permit is not transferable** (personal to applicant)

Permits Approved & Monitoring

- 4 SOS / Temporary Managed Campsite permits issued to date:
 - Capital Hill - 2 sites approved in late 2020
 - Park Hill United Methodist Church – 1 site – approved May 2021
 - Regis University – 1 site – approved May 2021
- Duration – 6 months on average; Regis may go longer
- Monitoring inspections conducted of the 2 Capital Hill sites – no substantial violations or concerns found by building, fire, zoning, or public health

Former Chapter 59



SOS/Managed
Campsite in
Capital Hill –
2020-2021

