314-62.5 Emergency Housing Villages

The purpose of these regulations is to allow a broad range of housing types for occupancy as emergency housing. This section allows for emergency housing villages including emergency dependent unit villages and alternative lodge parks, and is allowable under Government Code Chapter 7.8, Shelter Crisis, Section 8698.4 addressing emergency housing upon declaration of a shelter crisis. All units allowed under this section for emergency housing villages shall meet the minimum requirements of the California Building Code (CBC), Appendix P, Emergency Housing and California Residential Code (CRC), Appendix AZ, Emergency Housing, or subsequent appendices, unless otherwise stated in this Code. All units that only meet the minimum building standards for emergency housing are only allowable during an active shelter crisis declaration.

62.5.1 APPLICABILITY

This section applies to any facility to be for persons experiencing homelessness for the duration of the shelter crisis.

62.5.2 OPERATING STANDARDS

Emergency housing villages shall be operated by a government agency, religious institution, nonprofit charitable organization, or private nonprofit organization.

62.5.2.1 No individual or household shall be denied shelter because of inability to pay.

62.5.3 DEVELOPMENT STANDARDS

All emergency housing villages are subject to the following development standards:

62.5.3.1 **Water and Wastewater.** Emergency housing villages within urban service areas shall connect to public water and wastewater systems where those services are available.

62.5.3.2 **Energy.** The source of electricity may be connection to grid power, a renewable source of power or emergency generator.

62.5.3.3 **Generator Use.** A special permit is required when generator(s) are used to provide power for an emergency housing village. Generators shall be subject to the following criteria:

62.5.3.3.1 The generator shall be placed within an enclosed fire-resistant structure capable of attenuating generator noise.

62.5.3.3.2 Generator noise shall not result in a noise level of more than sixty (60) decibels at the property line.

62.5.3.3.3 Fuel storage shall have secondary containment.

62.5.3.4 **Access.** Emergency housing villages shall be located on a Category 4 road and a Category 2 driveway. The road and driveway shall have a minimum width of twenty (20) feet for fire safety regulations. Emergency housing villages may also be permitted with a conditional use permit on parcels served by a road not meeting the Category 4 standard if it can be found to be of sufficient design and improvement and the following findings can be made:

62.5.3.4.1 The road allows for safe and orderly travel to and from the site by residents and emergency vehicles or can be improved in such a fashion that this is achieved. All improvements must be completed prior to use of a property for Emergency housing.

62.5.3.4.2 The proposed Emergency Housing would not contribute traffic volumes exceeding the capacity of the road network or includes adequate improvements to ensure this. All improvements must be completed prior to use of a property for Emergency housing.

62.5.3.5 **Identification.** Emergency housing spaces shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure.

62.5.3.6 **Parking.** There is no minimum parking requirement.

62.5.3.7 **Waste Removal.**

62.5.3.7.1 One (1) or more areas shall be set aside for enclosed trash and recycling containers. If a waste service is used, the areas must be directly accessible for garbage and recycling trucks.

62.5.3.7.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the tiny house village by either (1) contracting with a franchised collector or (2) self-hauling and disposing of refuse created, without compensation, in a manner consistent with State requirements and Section 521-4.

62.5.3.7.3 Green waste shall be addressed separately from the trash pickup and shall not go into the waste stream.

62.5.3.8 **Common Facilities.** Emergency housing villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water that meet the minimum requirements of the California Building Code (CBC), Appendix P, Emergency Housing, and California Residential Code (CRC), Appendix AZ, Emergency Housing, or subsequent appendices.

62.5.3.9 **Fire Protection.** Emergency housing villages shall be located within the boundaries of a fire protection district.

62.5.4 EMERGENCY DEPENDENT UNIT VILLAGES

Emergency dependent unit villages allow for emergency sleeping cabins, which are not equipped with a kitchen area, toilet, and sewage disposal system. Emergency sleeping cabins in emergency dependent unit villages shall meet the minimum requirements of the California Building Code, Appendix P104, Emergency Sleeping Cabins, and California Residential Code, Appendix AZ104, Emergency Sleeping Cabins, or subsequent appendices, unless otherwise stated in this section.

62.5.4.1 **Types and Number of Structures.** Groups of three (3) or more emergency sleeping cabins as emergency housing in an emergency dependent unit village.

62.5.4.2 **General Provisions.**

62.5.4.2.1 **Zones Where Emergency Dependent Unit Villages are Principally Permitted.** Emergency dependent unit villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), Mixed Use Urban (MU-1) Zones, Neighborhood Commercial (C-1), Community Commercial (C-2), and Highway Service Commercial (CH), except where a special permit is otherwise required in subsection 62.5.3 of this section for development standards.

62.5.4.2.2 **Conditionally Permitted Emergency Dependent Unit Villages.** Emergency dependent unit villages that meet the requirements of this section are permitted with a conditional use permit in Mixed Use Rural (MU-2); Industrial Commercial (C-3); Limited Industrial (ML);

Heavy Industrial (MH); and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS). Emergency dependent unit villages may also be permitted with a conditional use permit on parcels zoned Agriculture General (AG), where located within a Community Planning Area or Rural Community Center and planned or zoned for densities of 5 acres or less.

62.5.4.3 **Development Standards.** Emergency dependent unit villages are required to meet the development standards in subsection 62.5.3 of this section in addition to the following:

62.5.4.3.1 The placement pad for an emergency sleeping cabin shall include a compacted structural base capable of supporting the weight of the emergency sleeping cabin.

62.5.5 ALTERNATIVE LODGE PARKS

Alternative lodge parks will provide spaces for occupancy that are flexible, allowing a broad range of housing types. The range of allowable housing types includes manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, and moveable tiny houses.

62.5.5.1 **Types and Number of Structures.** A combination of a minimum of two (2) sleeping units as emergency housing on a single parcel under one ownership. The range of allowable housing types includes manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses and moveable tiny houses. The maximum number of units per acre for any alternative lodge park will be determined by the Planning Commission based on site conditions.

62.5.5.2 **General Provisions.**

62.5.5.2.1 **Conditionally Permitted Alternative Lodge Parks.** An alternative lodge park that meets the requirements of this section is permitted with a conditional use permit in Residential Multiple Family (R-3); Apartment Professional (R-4); Neighborhood Commercial (C-1), Community Commercial (C-2); Industrial Commercial (C-3); Highway Service Commercial (CH); Mixed Use Rural (MU-2); Limited Industrial (ML); Heavy Industrial (MH) Zones; and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).

62.5.5.3 **Development Standards.** Alternative lodge parks are required to meet the development standards in subsection 62.5.3 of this section in addition to the following:

62.5.5.3.1 Spaces provided for sleeping units and internal circulation shall be sufficient space for ingress and egress for emergency access.

62.5.6 REMOVAL OF EMERGENCY HOUSING VILLAGE SITES

In the case that the local shelter crisis declaration is no longer effective, it shall be the responsibility of the operator to clean up the site and remove all infrastructure that does not meet California Building Standards Code within one hundred eighty (180) days of the expiration date of the shelter crisis declaration. Any on-site wastewater treatment systems to be abandoned shall be destroyed. (Ord. 2742, § 2, 8/20/2024)