

842 TRANSITIONAL SHELTER COMMUNITIES¹

842.01 EXEMPTION

Transitional shelter communities are exempt from Section 1102, *Design Review*.

842.02 SUBMITTAL REQUIREMENT

In addition to the submittal requirements of Subsection 1203.02, an application for a conditional use permit for a transitional shelter community shall include an operations plan that addresses the following:

- A. Parking;
- B. Site security;
- C. Site lighting;
- D. Pets;
- E. Heat source, if any, proposed for the shelter units;
- F. Length of stay permitted for residents of the transitional shelter community;
- G. Plan for transitioning residents of the transitional shelter community to more permanent housing;
- H. Support services, if any, to be provided on the site to the residents of the transitional shelter community; and
- I. Provisions for onsite management.

842.03 STANDARDS

Transitional shelter communities shall comply with the following standards:

- A. Owner: The transitional shelter community shall be located on land owned by Clackamas County, Clackamas County Development Agency, Clackamas County Service District No. 1, Surface Water Management Agency of Clackamas County, Tri-City Service District, North Clackamas Parks and Recreation District, Clackamas County Extension and 4-H Service District, or the Library Service District of Clackamas County.

¹ Provisions for transitional shelter communities adopted by Ordinance ZDO-267 are repealed on the earlier of:

- August 28, 2019; or
- The day after the County renders a final decision approving a conditional use permit for the third of three separate transitional shelter communities.

- B. Operator: The operator of a transitional shelter community shall obtain approval from the Director of the County Department of Health, Housing, and Human Services in consultation with the County Administrator.
- C. Shelter Unit Type: Shelter units shall be stick-built structures or prefabricated structures but may not have fabric walls or roofs (e.g., tents, yurts, and membrane structures). Shelter units may not be vehicles, residential trailers, or manufactured dwellings. Each shelter unit shall be detached from any other shelter unit.
- D. Maximum Building Floor Space: The maximum building floor space for each shelter unit is 200 square feet.
- E. Bathrooms and Kitchens: Bathrooms and kitchens are prohibited in the shelter units. Instead, common bathroom and kitchen facilities shall be provided for the residents.
- F. Utilities: Water service, sanitary sewer service, natural gas service, and generators are prohibited in the shelter units but are permitted in common facilities.
- G. Storage: No outdoor storage is permitted. Residents shall be provided with enclosed, secure storage facilities for their belongings.
- H. Fencing: The transitional shelter community shall be fenced with sight-obscuring fencing a minimum of six feet in height.
- I. Minimum Rear Setback: The minimum rear setback is five feet, except that if the rear lot line abuts a residential zoning district, the minimum is 35 feet from the abutting lot line.
- J. Minimum Side Setback: The minimum side setback is five feet, except that if the side lot line abuts a residential zoning district, the minimum is 35 feet from the abutting lot line.
- K. Minimum Structure Separation: Structures shall be separated from one another by a minimum of 10 feet.
- L. Development Standards: Notwithstanding Subsection 1203.03(F), the standards of Section 1000, *Development Standards*, do not apply, except:
 - 1. The following apply:
 - a. Subsection 1001.03, *General Standards*;
 - b. Section 1002, *Protection of Natural Features*;
 - c. Section 1003, *Hazards to Safety*

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

- d. Section 1006, *Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control*, except Subsection 1006.02;
 - e. Subsection 1007.07, *Transportation Facilities Concurrency*;
 - f. Section 1010, *Signs*; and
 - g. Section 1021, *Solid Waste and Recyclable Material Collection*.
2. Any other standard of Section 1000 applies to the extent that it is imposed as a condition of approval in order to ensure compliance with Section 1203, *Conditional Uses*.

[Added by Ord. ZDO-267, 8/28/17; Amended by Ord. ZDO-268, 10/2/18]