

**ZPH2024-00033  
EMERGENCY HOUSING TEXT AMENDMENT**

Additions underlined in red  
Deletions ~~cross-through in red~~

**Sec. 78-581. Definitions.**

Emergency Housing means the use of travel trailers, manufactured housing, building-code compliant structures for habitation, or other FEMA-approved shelters as a temporary use, related to a declared federal, state, or local disaster, for people: (1) experiencing homelessness, or inadequate shelter resulting from disaster related damages; or (2) assisting with disaster recovery efforts through a government, agency, non-profit, or company.

Travel Trailer means a vehicle primarily designed as a temporary or seasonal dwelling for travel, recreation, or vacation uses, including moveable park model homes, ~~travel trailers, recreational vehicles (RV), and other similar vehicles and uses. and similar transportable structures.~~

**Sec. 78-641. Permitted uses**

Table 1—Permitted Use Table												
Uses	P = Permitted											
	C = Allowed as Special use											
	SR = Permitted with Special Requirements											
	Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
<u>Emergency Housing</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>

**Sec. 78-644. - Steep Slope/High Elevation Overlay District.**

(e) Special requirements.

Steep Slope/High Elevation Overlay Permitted Use Table												
Uses	P = Permitted											
	C = Allowed as Special Use											
	SR = Permitted with Special Requirements											
	Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	<u>AI</u>	BDM	OU
<u>Emergency Housing</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>

**Sec. 78-645. - Protected Ridge Overlay District.**

Protected Ridge Overlay Permitted Use Table												
Uses	P = Permitted C = Allowed as Special Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
<u>Emergency Housing</u>	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR

**Sec. 78-678. - Uses by right subject to special requirements and special use standards.**

(a) Uses by right, subject to special requirements (SR).

(7) Emergency Housing. Standards shall be as follows:

- a) Eligibility. Applicant must provide proof they:
  - i. occupied, as their primary residence, a structure damaged or made inaccessible by the declared disaster; or
  - ii. are assisting with disaster recovery efforts through a unit of government, agency, non-profit, or company.
- b) Siting.
  - i. Emergency housing may be on the same site as the damaged or inaccessible home or on a different site;
  - ii. Debris Removal: Emergency housing shall not obstruct or prevent recovery and debris removal operations;
  - iii. Floodways. Emergency housing shall be prohibited in designated and mapped floodways and non-encroachment areas of the Special Flood Hazard Area (SFHA);
  - iv. Landslide & Heavily Damaged Flood areas. For Emergency housing located within landslide or heavily damaged flood areas it is strongly recommended to confer with a geotechnical engineer to evaluate site stability prior to placing emergency housing on the site, and during reconstruction and redevelopment of a site.
- c) Temporary Use. Emergency housing shall be permitted for up to two (2) years from the date of the declared disaster and may be extended by the Zoning Administrator for up to one (1) additional year.
- d) Number of Units. No more than two (2) emergency housing units may be placed on an individual lot, except where the Zoning Administrator has determined that the site is managed by an entity (FEMA,

another government unit or agency, a non-profit, or company) which is directly assisting with disaster recovery efforts.

- e) Utilities. Emergency housing shall be immediately connected to an approved wastewater system, potable water source, and public electrical service, except where the unit is a travel trailer in which case it shall be connected within the following time limits:
  - i. Electrical & Potable Water: Within three (3) months from the date of placement;
  - ii. Wastewater: Within six (6) months from the date of placement, with the option for the Zoning Administrator to extend for an additional six (6) months with proof of contract to remove waste.
- f) Addressing. Emergency housing shall meet the E-911 addressing requirements which may differ dependent upon housing unit type.
- g) Setbacks. Setbacks shall apply to emergency housing regardless of type. The Zoning Administrator may reduce the setback for emergency housing to five (5) feet when there are no other appropriate placement options.
- h) Spacing. No travel trailer shall be located less than ten (10) feet from another travel trailer.
- i) Access. Where three (3) or more emergency housing units are placed on a single lot, those units shall be accessed by a vehicular drive aisle on at least one side of the trailer, which is a minimum of 20 feet in width for two-direction traffic, or a minimum of 12 feet in width for single-direction traffic, or a minimum of 30 feet for two-direction traffic that contains on-street parking. No parking shall be allowed within the vehicular drive aisle.
- j) Parking. The minimum required parking for emergency housing shall be one (1) space per emergency housing temporary dwelling unit. The Zoning Administrator may reduce the required parking if the applicant can demonstrate that less than 1 space per temporary dwelling unit is sufficient.
- k) Waste Management. The property owner or operator of group sites shall provide capacity for a weekly accumulation of solid waste and recycling on site through the provision of dumpsters or acceptable containers. Waste containers must be serviced at least once a week unless the group site has been vacant for the entirety of the week.
- l) Overlay Districts. The Steep Slope/High Elevation Overlay and Protected Ridge Overlay provisions apply to emergency housing except for tree screening standards, lot width standards, and overlay-specific height restrictions.