

Temporary Inclement Weather Shelters

DCA189-005

Zoning Ordinance Advisory
Committee (ZOAC)
September 19, 2019

Nathan Warren
Senior Planner
Sustainable Development
& Construction Department



City of Dallas



Background

- The Office of Homeless Solutions briefed the City Council on April 17, and May 15, 2019.
- City Council gave direction to establish a new use to allow the opportunity to provide temporary emergency shelter for the homeless during times of severe temperatures.





Background

- On September 12, 2019, the Office of Homeless Solutions briefed the Citizen Homelessness Commission on an update of the Temporary Inclement Weather Shelter Program.
- The committee asked questions at the conclusion of the presentation relating to procedure and process of the program.





Background

- On June 20, 2019, staff gave a presentation on overview of temporary inclement weather shelter and potential code amendments to Chapter 51 and 51A to ZOAC.
- On August 15, 2019, the Office of Homeless Solutions gave a presentation on the Temporary Inclement Weather Shelter Program to ZOAC.





Issue

- Currently, temporary shelters are not allowed
- The use ***overnight general purpose shelter*** allows for emergency lodging, but is prohibited to occur in churches, schools, and residential districts
- Organizations who want to house the homeless during times of severe weather are not legally permitted to do so





Proposal

- Two pronged approach:
 1. Code amendment to Chapter 51 and 51A
 2. Creation of new Chapter





Proposal

- Amend Chapters 51 and 51A of the Dallas Development Code to define and establish regulations for a new use called ***temporary inclement weather shelter***
- The Office of Homeless Solutions is creating a new chapter in Dallas City Code
 - The use ***temporary inclement weather shelter*** will comply with the regulations within the new chapter



Proposal

SEC. 51A-4.217. ACCESSORY USES.

(b) Specific accessory uses.

(11.1) Temporary inclement weather shelter.

(A) Definition: An overnight general purpose shelter as defined in Section 51A-205(2.1) that operates during times of inclement weather in compliance with Chapter 45.

(B) District restrictions: This accessory use is not permitted in Parking (P).

(C) Required off-street parking: None required.

(D) Required off-street loading: None required.

(E) Additional provisions:

(i) This use must comply with the regulations in Chapter 45.

(ii) This use may only operate in conjunction with a Certificate of Occupancy. This use is not allowed in conjunction with single family, duplex, townhouse, or handicapped group dwelling unit.

(iii) The area restrictions in Subsection (a)(3) do not apply to this use.



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