



Z-18-28: Ordinance to amend Section 16-29.001(71) Definition of Shelter

Overview

What: Legislation has been drafted to amend the definition of shelter so as to allow expansion of existing shelters that do not meet certain distance requirements on condition that the expansion be approved by Special Use Permit

Why: On any night there are an estimated 7,000 homeless people in metro Atlanta, of that 2,000 are unsheltered and on the streets, and 1,300 are homeless families. The number of people in homeless families is on the rise, making up one-fifth of the local homeless population. Shelters are increasingly no longer transient, one night one bed facilities, but offer more comprehensive supportive services. Additionally, shelters are no longer the 500-bed dormitory style facilities but are smaller shelters that house people first and then assess their needs rather than set restrictions before someone is admitted. To assist shelter programs in the City the term “shelter” is being amended to allow expansion of existing facilities without requiring a special use permit.

City Code Sec. 16-29.001(71) defining the term “Shelter” and which reads:

(c) No existing structure lawfully devoted to a use which after the date of adoption of this ordinance would be classified as shelter and which is located in a district which permits such use as a result of the adoption of this ordinance shall be enlarged, extended (horizontal or vertical) or moved, without a special use permit issued pursuant to this section and meeting the requirements of subsection (a) above. For the purposes of this subsection, the meaning of enlarge, extend or move shall include, but shall not be limited to, alterations or additions to any structure for the purpose of increasing the number of persons to whom any services, including the quantity of sleeping facilities, whether provided as bed spaces or as separate rooms, or increasing the amount of services that are provided except for the purpose of increasing handicapped accessibility.

Is hereby amended to read:

(c) No existing structure lawfully devoted to a use which after the date of adoption of this ordinance would be classified as shelter and which is located in a district which permits such use as a result of the adoption of this ordinance shall be enlarged, extended (horizontal or vertical) or moved, without a special use permit issued pursuant to this section and meeting the requirements of subsection **(a) (3-12) above, but not (a)(1-2) above**. For the purposes of this subsection, the meaning of enlarge, extend or move shall include, but shall not be limited to, alterations or additions to any structure for the purpose of increasing the number of persons to whom any services, including the quantity of sleeping facilities, whether provided as bed spaces or as separate rooms, or increasing the amount of services that are provided except for the purpose of increasing handicapped accessibility.

When: The Zoning Review Board (ZRB) is scheduled to hold a public hearing in May 3 or May 10, 2018.