

Shelter Task Force - Zoning Ordinance Amendments for Consideration  
June 13, 2018

1. Amendment to Tables of Uses

- a. *Suggestion:* Non-apartment style shelters allowed in growth zones
- b. *Suggestion:* Apartment-style shelters allowed in same districts and subject to same density standards as other multi-family dwelling units

2. Size and density concerns

- a. *Suggestion:* Maximum number of beds per facility set at [x]
- b. *Suggestion:* Apartment and non-apartment style facilities shall be confined to separate structures.
- c. *Suggestion:* Density shall be calculated according to applicable density standards in the zone. Non-apartment style shelter shall be calculated as one dwelling unit per [x] beds.

3. Performance Requirements for Public Safety

- a. *Suggestion:* On-site management required for any shelter (apartment style or non-apartment style) housing more than [x] individuals.
- b. *Portland:* The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas
- c. *Portland:* A Management Plan adequately outlining the following areas shall be provided: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance; Safety measures; Controls for resident behavior and noise levels; and Monitoring Reports
- d. *Waterville :* Homeless shelters must provide sufficient and effective supervision to clients
- e. *Suggestion:* If shelter is not able to provide accommodation to any person who arrives seeking shelter, the shelter must have procedures in place to ensure that the individual is referred (and provided transportation to?) a facility that can accommodate him/her.

4. Performance Requirements to Prevent Loitering / Provide access to services
  - a. *Suggestion:* Shelter must either provide 24/7 accommodations or contract with a facility that is able to provide accommodations to all residents for any times during which the shelter is closed to residents.
  - b. *Suggestion:* Shelter housing more than [x] residents must be located within ¼ mile of public transportation line, or provisions must be made for facility-provided transportation service.
  - c. *Waterville :* [Must find that facility] Would permit convenient access to commercial shopping facilities, medical facilities, public transportation, fire protection and police protection
  - d. *Portland :* Adequate access to and from METRO service shall be provided. The facility shall be within ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit.
  - e. *Portland:* The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs.
  - f. *Westbrook:* Transit [must be] accessible or means of transportation [must be] provided by facility.
5. Performance Requirements to Promote Neighborhood Compatibility / Prevent congestion of facilities
  - a. *Westbrook :* The minimum distance between any two such facilities shall be 1,500 feet, measured from the closest property line to closest property line in an offset.
  - b. *Augusta:* Facilities must be at least 1,000 feet apart from one another

6. Site plan concerns

a. Adequate parking

- i. *Waterville*: Homeless shelters must have sufficient off-street parking spaces for supervisors, housekeeping staff, and social service workers expected to provide assistance at the shelter. The parking standard is one (1) space for every three (3) shelter beds with a minimum of two (2) spaces regardless of the number of beds.
- ii. *Bangor*: one space for each six clients to be housed, plus one space for each staff person to be on the premises during the peak shift.

b. Traffic

- i. *Waterville* : [Must find that] Would not create or aggravate a traffic hazard

c. Pedestrians

- i. *Waterville*: [Must find that] Would not hamper pedestrian circulation

d. Facilities

- i. *Portland*: Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site.
- ii. *Portland*: An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

e. Public utilities

- i. *Westbrook* : Property must be serviced by Public Sewer and Public Water.