

DEVELOPMENT REGULATIONS

The subject property shall develop in accordance with Section 146-94 ("PD" – Planned Development District) of the Zoning Ordinance, and Ordinance No. 1452, and as amended, except as follows:

Emergency Overnight Warming Station ("EOWS"): A church, rectory, or religious or philanthropic organization may operate an emergency overnight warming station, including temporary lodging, in compliance with following requirements:

1. **Operating entity:** The organization responsible for operation shall be a church, religious, or philanthropic organization ("the operator");
2. **Weather requirement:** Operation of the EOWS, including temporary lodging, is limited to when the outdoor temperature is forecast to reach 40 degrees Fahrenheit or less between 6:00 P.M. and 8:00 A.M.;
 - i. Notwithstanding of the weather requirement above, the EOWS may be operated during the annual 24-hour Point-in-Time homeless count, as mandated by the Department of Housing and Urban Development. Operation during this annual event shall comply with all other requirements of this Planned Development.
3. **Hours of operation (daily):** The EOWS' operation shall be limited to: 6:00 P.M. to 8:00 A.M.;
4. **Number of guests:** No more than 50 guests (excluding staff and volunteers) may be allowed at any one time;
 - i. **Additional guests:** Additional guests may be permitted with the City Council's discretionary approval of a temporary use permit. The temporary use permit's application shall include sufficient information and detail, as determined by the Chief Building Official, to fully describe the proposed operation. Consideration of the operator's temporary use permit application shall include a public hearing and the approval of said temporary use permit shall only be valid for one calendar year from the date of the City Council's approval.
5. **Security:** It shall be the responsibility of the operator to provide security or police personnel of sufficient quantity and type during operation. This determination shall be subject to the discretionary approval of the Chief of Police or their designee;

6. **Residential buffer:** A buffer of 150' shall be maintained between the building where the emergency overnight warming shelter is located and any adjacent residential property line;
7. **Bathrooms and showers:** The operator shall provide access to bathrooms and showers for guests;
8. **External impacts:** The EOWS' entire operation shall be wholly enclosed within the primary building and no evidence of the EOWS' operation may be visible from adjacent properties or the public right-of-way; and
9. **Contact information:** Prior to first operation of the EOWS each fall/winter season, the operator shall provide to the City's Development Services Division and Housing and Community Development Department:
 - i. The name and phone number of an on-site contact in the event of complaints or concerns; and
 - ii. An operational plan outlining security measures, a typical daily schedule, food and transportation plans, staffing needs, and volunteer training.