

CITY OF TORRINGTON



Land Use Office
Jeremy Leifert, AICP, City Planner
140 Main Street • City Hall
E-mail: jeremy.leifert@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928
Torrington, CT 06790-5245

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner *JL*
Date: April 17, 2024
Subject: Proposed Zoning Regulation Amendments – Temporary and Permanent Shelters for the Unhoused; Revisions to Section 2.0 (Definitions), Section 3.1 (Table of Uses) and New Section 6.5.4 (Temporary Shelter Facilities)

Due to a need of clarifying regulatory guidelines on shelters, to expand allowable areas for shelter space based on local need, and to address concerns regarding temporary shelter regulations, I have proposed a draft of regulations for commission review and scheduling of a future public hearing for adoption. I am proposing amendments to the zoning regulations as follows:

- Revision to section 2.0, Definitions, to modify the definition for *Group Care Facilities* to include permanent shelters for the unhoused, and to add a new definition for *Shelter, Temporary Transient*.
- Revision to Section 3.1, Table of Uses to allow temporary shelters by special exception in the R60, R40, R25, R15, R10, R6 or LB zoning districts.
- Add new section 6.5.4 to provide for further requirements for temporary shelters

I have attached the draft language for each section to be revised or added. I recommend that the commission review the language for discussion at the April 17th, 2024 meeting for discussion and schedule a public hearing on the amendment for the June 12th, 2024 commission meeting.

2.0 DEFINITIONS

Group Care Facility - a residential facility which provides services to seven or more unrelated individuals who are handicapped, aged, disabled, in need of supervision, undergoing rehabilitation or are otherwise unhoused. This includes, but is not limited to, facilities licensed by the Federal or State government such as group homes, halfway houses, and orphanages. Includes permanent shelters for the unhoused not defined as a boarding house or other residence type. It does not include a residential facility for mentally ill adults in any zone that allows two family uses.

Shelter, Temporary or Transient – a public or non-profit facility providing temporary housing and may include social, health and related services for individuals who are without resources and access to shelter, not to exceed 180 operating days per calendar year.

3.1 Table of Uses

Uses	R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
1.86 Temporary Shelters		e	e	e	e		e		e	e			

6.5.4 Temporary Shelter Facilities

Temporary shelters uses may be allowed as new construction or conversion of existing buildings under the following guidelines:

1. Temporary shelter facilities may be allowed in R60, R40, R25, R15, R10, R6 or LB districts with a special exception approval
2. Temporary shelter facilities shall not be located within 500 feet of any property containing a school, park or other temporary shelter facility
3. The temporary shelter use shall only be operated by or in conjunction with a governmental, welfare, charitable or religious service or entity.
4. The maximum number of residents of the shelter shall be one person for every 50 square feet of gross floor area devoted to the shelter area, not to exceed 50 residents total
5. The facility shall have staffing on site during all active hours of operation
6. At least one toilet shall be provided for every 15 shelter beds
7. An operations plan shall be submitted for each proposed temporary shelter location, including but not limited to:

- a. Opening and closing time for each year (not to exceed 180 days) and daily hours of operation
 - b. Maximum number of beds and bathrooms
 - c. Process for screening of shelter occupants, notwithstanding provisions of superseding state or federal law
 - d. Security plan for the facility
8. The commission may request any other information determined necessary to review an application using the standards for special exceptions in section 8.2.