

Zoning Code Section 20-16.030**Proposed Changes in Strikeout and Underline Format**

20-16.030 Temporary housing.

- A. Temporary housing. Temporary structures for habitation, including, but not limited to, trailers, recreational vehicles, manufactured homes, tiny homes, converted storage containers and similar configurations are permitted on residential and non-residential parcels with the approval of a Temporary Use Permit, in any zoning district.
- B. Application filing and processing.
1. General. Applications for temporary housing shall be filed and processed in compliance with Chapter 20-50 (Permit Application Filing and Processing). A Temporary Use Permit application shall include all information and materials required by the Conditional Use Permit application and Section 20-50.050 (Application Preparation and Filing), and the following additional information. It is the responsibility of the applicant to provide evidence in support of the findings required by subsection E (Findings and decision), below.
 2. Multiple temporary units. For proposals that include group quarters or multiple temporary housing units on a single residential or non-residential parcel, the application shall also include details of the operations of the use, including, but not limited to, a description of the following:
 - a. Number of proposed beds/occupants.
 - b. Cooking facilities.
 - c. Sanitation facilities and management thereof.
 - d. Power source and associated noise mitigation.
 - e. Site lighting.
 - f. Site security and management, including the number of staff on site at any given time.
 - g. Location of proposed parking.
 - h. On-going site maintenance.
 - i. Duration of temporary housing.
 - j. Clean-up/returning the site to its original condition following termination of the use.
- C. Development standards.
1. Number of units permitted. The number of temporary housing units, either individual, single-family units or multi-bed/multi-tenant units, permitted on a parcel shall be determined through the Temporary Use Permit process.

2. Lighting. Adequate external lighting shall be provided for security purposes in compliance with Section 20-30.080.
3. On-site management. For proposals that include group quarters or multiple temporary housing units, with five or more units on a single residential or non-residential property, at least one facility manager shall be on-site between the hours of 8:00 a.m. and 5:00 p.m.
4. Sanitation facilities. The number of bathrooms and showers required on site shall be determined through the building permit process, and shall be consistent with the California Building Code.
5. Parking. Each temporary housing unit shall provide the number of automobile and bicycle parking spaces required by Table 1-1, except where a greater or lesser number of spaces is required through conditions of approval.

TABLE 1-1—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY HOUSING TYPE

Temporary Housing Type	Number of Parking Spaces Required	
	Vehicle	Bicycle
One single-family temporary housing unit	1 space per temporary housing unit	None required
Multiple temporary housing units	1 space per temporary housing unit, plus 1 space per on-site staff person	1 space per 4 temporary housing units
Group quarters (including multiple beds in a single temporary unit to be occupied by individuals)	1 space for each 100 sq ft of common sleeping area, plus 1 space per on-site staff person	1 space per temporary housing unit

6. Water and wastewater services. Water and wastewater service shall be available on the site proposed for temporary housing structures unless an alternative source is approved by Santa Rosa Water and complies with any applicable provisions of the California Building Code.
 - a. Water: To protect the public water system, the appropriate approved backflow device shall be required. Initial testing certification of backflow devices is required and shall be performed by an entity as determined by the Director of Santa Rosa Water.
 - b. Wastewater: To protect public health, connection to the wastewater system is required. The Director of Santa Rosa Water will determine the appropriate connection requirement.
 - c. Water and wastewater connection/demand fees shall be waived for any temporary housing units under this chapter but not beyond the duration of such temporary use. In the event of any such fee

waiver, Santa Rosa Water will require an agreement from owner of the underlying property to assure termination of the connections at the expiration of the temporary use.

7. Electrical service. Electrical services shall be available on the site proposed for temporary housing structures unless an alternate source is approved by the Planning and Economic Development Director, and is in accordance with any applicable provisions of the California Building Code. All temporary or permanent electrical service shall be located on the subject site.

D. Building permit. A building permit is required for all temporary housing.

E. Impact fees. The following development impact fees shall be waived for any temporary housing units under this chapter but not beyond the duration of such temporary use. In the event of any such fee waiver, the Planning and Economic Development Department will require an agreement from the owner of the underlying property to assure termination of the use at the expiration of the temporary use permit.

a. Capital facilities fee.

b. Housing impact fee.

c. Park fee.

d. Water and wastewater fees. See section 20-16.030(C)(6)(c) for additional requirements regarding the waiving of water and wastewater connection/demand fees.

~~E~~F. Rental requirements. Temporary housing shall not be used for rentals with terms of less than 30 days.

~~F~~G. Findings and decision. A Temporary Use Permit for temporary housing may be approved by the Director pursuant to Section 20-52.040.G (Findings and decision).

~~G~~H. Post approval procedures. Post approval procedures for a Temporary Use Permit for temporary housing shall be as provided by Section 20-52.040.H (Post approval procedures).

~~H~~I. Duration of use. The duration of a temporary housing use shall be determined by the Director, but shall not extend beyond five years from the date of approval of the Temporary Use Permit. It shall be the responsibility of the property owner to ensure that temporary housing units are vacated in accordance with law on or before expiration of the Temporary Use Permit.

~~I~~J. Notification. At least 10 calendar days prior to taking action on any Temporary Use Permit application for temporary housing, the Director of Planning and Economic Development shall notify, by mail, all persons or entities as set forth in Section 20.66.020(C)(1). No public hearing shall be required.