

**Santa Monica Municipal Code**

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Article 9 PLANNING AND ZONING

Chapter 9.04 ZONING REGULATIONS

Subchapter 9.04.10 Project Design and Development Standards

Part 9.04.10.02 General Requirements

**9.04.10.02.061 Homeless shelters.**

Homeless shelters located in any district shall comply with the following development standards:

(a) **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.

(b) **Laundry Facilities.** The development shall provide laundry facilities or services adequate for the number of residents.

(c) **Common Facilities.** The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:

- (1) Central cooking and dining room(s).
- (2) Recreation room.
- (3) Counseling center.
- (4) Child care facilities.
- (5) Other support services.

(d) **Security.** Parking and outdoor facilities shall be designed to provide security for residents, visitors and employees.

(e) **Outdoor Activity.** For the purposes of noise abatement in residential districts, organized outdoor activities may only be conducted between the hours of eight a.m. and ten p.m.

(f) **Refuse.** Homeless shelters shall provide a refuse storage area that is completely enclosed with masonry walls not less than five feet high with a solid-gated opening and that is large enough to accommodate a standard-sized trash bin adequate for use on the parcel, or other enclosures as approved by the Director of General Services and the Architectural Review Board. The refuse enclosure shall be accessible to refuse collection vehicles.

(g) **Homeless Shelter Provider.** The agency or organization operating the shelter shall comply with the following requirements:

- (1) Temporary shelter shall be available to residents for no more than six months.
- (2) Staff and services shall be provided to assist residents to obtain permanent shelter and income.
- (3) The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.

(h) **Maximum Unit Density.** Homeless shelters located in residential districts, when not developed in an individual dwelling unit format, shall not be subject to the underlying zoning district's maximum unit density standard, but the number of beds shall be limited to three times the maximum number of dwelling units which would otherwise be permitted. (Ord. No. 1687CCS § 10, adopted 6/22/93; amended by Ord. No. 1750CCS § 28, adopted 6/28/94)