
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

April 14, 2021

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering an Ordinance to amend Section 5-102(a)(15), Table 6.1-1, and Section 6.2.4 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit to replace *Homeless Shelters* with *Transitional Living Facilities* as a type of land use and to create detailed use standards.

The following public hearings will be held regarding this proposed Ordinance:

City Plan Commission: Wednesday, May 5, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, May 17, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**

ORDINANCE NO. 3708

AN ORDINANCE TO AMEND SECTIONS 5-102(a)(15), THE TABLE IN 6.1-1, AND 6.2.4 OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO TRANSITIONAL LIVING USES

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. Section 5-102(a)(15) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“15. Day care centers and community service uses.”

Section 2. Table 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to include the following deletion under *Group Living* which is within the *Residential Use Categories*:

| Use Category | Specific Use Type | Residential | | | | Commercial | | | | Mfg. | | Conditions | |
|-----------------------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------|------------------|--------------|--------|
| | | R 1 A | R 1 B | R 2 | R 3 | R 4 | C 1 | C 2 | C 3 | C B D 1 | C B D 2 | | M 1 |
| <i>Residential Use Categories</i> | | | | | | | | | | | | | |
| Group Living | Community Living Arrangements, Class I | P | P | P | P | P | P | - | - | - | - | - | §6.2.3 |
| | Community Living Arrangements, Class II | C | C | C | P | P | P | - | - | - | - | - | |
| | Community Living Arrangements, Class III | C | C | C | P | P | P | - | - | - | - | - | |
| | Homeless Shelters | - | - | - | € | € | € | € | € | - | € | - | |
| | All Other Group Living Uses | - | - | - | C | C | C | C | C | - | C | - | - |

Section 3. Table 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to include the following addition under *Institutional and Civic Use Categories* as follows:

| Use Category | Specific Use Type | Residential | | | | Commercial | | | | Mfg. | | Conditions | |
|---|---------------------------------------|-------------|-------|-----|----------|------------|-----|----------|----------|-------|-----|------------|---------------|
| | | R 1 A | R 1 B | R 2 | R 3 4 | C 1 | C 2 | C 3 | C B 1 | C B 2 | M 1 | | M 2 |
| <i>Institutional and Civic Use Categories</i> | | | | | | | | | | | | | |
| Community Service | <u>Transitional Living Facilities</u> | - | - | - | <u>P</u> | <u>P</u> | - | <u>P</u> | <u>P</u> | - | - | - | <u>§6.2.4</u> |
| | <u>Other Community Service Uses</u> | - | - | - | C | C | C | C | C | C | C | - | §6.2.4 |

Section 4. Section 6.2.4 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“6.2.4 COMMUNITY SERVICE.

- a) Definitions. For the purposes of this subsection, the following terms shall have meanings prescribed herein.
 - 1. Family(ies). A single person or a group of persons living together. The members of the household do not need to be related by blood, marriage, or in any other legal capacity.
 - 2. Transitional Living Facility. A supportive, temporary type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support, life skills, education or training.
- b) CBD District. In the CBD district, community service uses shall be limited to libraries, museums, community centers, youth club facilities, and vocational training facilities.
- c) Transitional Living Facility.
 - 1. Intent. Transitional living facility is intended to mean the short-term occupancy as a service to multiple or unrelated individuals in need of emergency shelter, sustenance or other support services. Such facilities shall be run as not-for-profit operations intended to principally serve clients, including, but not limited to, the homeless, persons seeking refuge from violence or abuse, persons rendered shelterless by natural disasters or calamity or other persons that by some atypical circumstance have been displaced from their normal or permanent residence. Transitional living facility is not intended to accommodate

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licensed group living arrangements, including, but not limited to group homes, foster homes, or community-based residential facilities.

2. Use Standards. Transitional living facilities shall comply with the following standards:

- (a) Staff. Staff supervision shall be on the premises at all times.
- (b) Certificate of Occupancy Required. The facility shall obtain a Certificate of Occupancy demonstrating compliance with applicable building and fire codes prior to establishing the use as required in section 2-800 of this chapter.
- (c) Off-Street Parking. The facility shall provide off-street parking as required in section 8-103 of chapter.
- (d) Occupancy. The facility shall not house more than 16 families.
- (e) Entrance Setback. The primary entrance to said shelter shall be set back at least 50 feet from all property lines.
- (f) Separation Criteria. At least 1,000 feet shall be maintained from any other transitional living facility as measured from the closest property line.
- (g) Management and Operation Plan. The facility shall submit a management and operation plan for the transitional living facility for review and approval by the Community Development Director or designee, in consultation with the Chief of Police or designee, at the time the project is proposed, prior to issuance of any permits. If site plan review applies, then the management and operational plan should be submitted and reviewed concurrently with those applications. The plan shall remain active throughout the life of the facility, with any changes subject to review and approval by Community Development Director or designee. The plan shall be based on "best practices" and include, but not be limited to, a safety and security plan, standard operating procedures, list of services, staff training, ratio of staff to clients, client eligibility and intake and check out process, detailed hours of operation, ongoing outreach plan to Beloit homeless population. The City may inspect the facility at any time for compliance with the facility's operational plan and other applicable laws and standards.
- (h) Applicable laws. The facility shall comply with all other laws, rules and regulations that apply, including building and fire codes and shall be subject to City inspections prior to operational plan approval.

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Section 5. If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

Section 6. This ordinance shall be in force and take effect upon passage and publication.

Adopted this ____ day of June, 2021.

CITY COUNCIL FOR THE CITY OF БЕЛОIT

By: _____
Regina Dunkin, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk-Treasurer

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231- _____

19-5-102(a)(15), 6.1-1 and 6.2.4 ORD 20210411 (21-1082)