



**City of Gainesville**  
**Department of Sustainable Development**  
**Planning Division**

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**TO:** City Plan Board **Item Number:** 191128  
**FROM:** Department of Sustainable Development Staff **DATE:** March 26, 2020  
**REVISED:** June 16, 2020  
**SUBJECT:** **Petition PB-19-132 TCH.** City of Gainesville. Text amendment to the Land Development Code to add Single Room Occupancy Residence as a residential use in Article IV, along with applicable use standards added to Article V. Use Standards, and definitions added to Article II. Definitions, section 30-2.1.

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**Applicant**  
City of Gainesville

**Recommendation**  
Approve Petition PB-19-132 TCH

**Discussion**

The request is to amend the Land Development Code to add Single Room Occupancy Residences (SROs) as a residential use along with accompanying amendments to Definitions (*Article II. Definitions, section 30-2.1.*) and Use Standards (*Article V. Use Standards, Division 1.*).

**Defining Single Room Occupancy Residences (SROs)**

SROs are similar to hotels and dormitories. They are small rooms for occupation by a single person or small family which are usually furnished and may provide in-unit kitchen and bathroom facilities or shared common areas. There is an opportunity for SROs to be more affordable and accessible because of the smaller unit size and their transient nature (a long-term commitment to residency is generally not required). As a result, they have been utilized by some communities as one way to address affordable housing. Additionally, some communities use SROs as a method of transitional housing for the homeless, persons transitioning out of short or long term care facilities and housing for transient workers.

SROs gained popularity at the beginning of the 20<sup>th</sup> century during industrialization and began to disappear at the end of the 20<sup>th</sup> century and into the 21<sup>st</sup> century. They historically housed vulnerable populations and, as a result, 20<sup>th</sup> century SROs were known for falling into disrepair and being unsafe and unfit conditions for living. Today, SROs still exist in some communities in the form of lower priced motels and hotels and have reemerged as a form housing to address transitional housing and shifting family types in urban areas.

Staff has identified that city and county jurisdictions nationwide which allow for SROs generally classify them as hotels or dormitories, but with additional use regulations. Those governing bodies that allow for SROs regulate requirements such as dimensions, number of occupants (typically a maximum of 2), resources and facilities, proximity to public transportation, and management (see Exhibits C & D for examples from other local governments). Use specific regulations may be necessary to prevent undesirable conditions historically associated with SROs, particularly if the intention is to house vulnerable populations.

### **Similar Uses to SROs in the City of Gainesville**

#### **Hotels**

Hotel or motel means a building in which lodging and/or boarding are provided and offered to the public for compensation. Many jurisdictions classify SROs as *SRO hotels*. SROs could be considered hotels or motels, however this option would limit the City's ability to regulate SROs without affecting traditional hotels, and the use is more similar to the City's existing definition of "dormitories".

#### **Dormitories**

The Land Development Code currently distinguishes between "large" and "small" dormitories, the only difference being the square footage of the area to be used. A "large" dormitory is defined as containing more than 2,500 square feet and a "small" dormitory contains less than 2,500 square feet. Aside from this distinction, dormitories are defined similarly to the proposed definition of SROs – a dwelling that is intended for sleeping accommodations for pay by transient or permanent guests, with meals or housekeeping potentially being provided. The definition includes "rooming houses" as an example of a use that would qualify as a dormitory. (See Exhibit B – Existing Definitions).

### **Proposed Amendments**

Staff recommends creating the Single Room Occupancy Residence (SRO) use to be permitted by right in the zoning districts which currently allow for dormitories, in addition not the Warehousing and Wholesaling District (W) which allows for residential uses (see Exhibit A for a complete list of proposed zoning districts). Allowing for this type of use can work towards addressing concerns expressed by the City Commission relating to affordable housing and can also fill in the gaps where there is a need for transitional housing. Policy 2.2.5 of the Housing Element in the City's Comprehensive Plan requires the City to examine methods to mitigate the special needs of the homeless.

Dormitories are allowed by right as a residential use in the following zoning districts: U2 - DT Transects (though large dormitories are not a permitted use within U-2), RMF-6 to RMF-8 Residential Districts (small dormitories, specifically) and the OR Nonresidential District. They are allowed by special use permit in the MU-1, MU-2 and BUS Mixed-Use and Nonresidential Districts.

The proposed SRO definition would replace the existing "dormitory, large" and "dormitory, small" definitions. See Exhibit A (attached) for the entirety of proposed amendments to the Land Development Code in relation to this petition.

## **List of Exhibits**

- Exhibit A** – Proposed Amendments to Land Development Code
  - Article II Section 3-2.1 – Definitions
  - Table V-1: Permitted Uses Within Transects
  - Table V-4: Permitted Uses In Residential Districts
  - Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts
  - Article V. Use Standards
  
- Exhibit B** – City of Gainesville Existing Definitions
  
- Exhibit C** – City of Charlotte SRO Use Standards
  
- Exhibit D** – Sonoma County SRO Use Standards
  
- Exhibit E** – SRO Definition Examples
  
- Exhibit F** – Relevant Comprehensive Plan Goals, Policies, and Objectives
  
- Exhibit G** – Maps of Proposed Permitted Areas

**Exhibit A – Proposed Amendments**  
**Proposed amendment to *Article II. Section 3-2.1 – Definitions***

~~*Dormitory, large* means a dwelling used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests with more than 2,500 gross square feet of space used, or intended to be used for such purpose. Meals or housekeeping facilities may also be provided such guests or tenants, but no group housing shall maintain an eating or drinking place, open to the public, in the same building or in any building in connection therewith. This use includes rooming houses, group or youth hostels, fraternities and sororities.~~

~~*Dormitory, small* means a dwelling used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests, with less than 2,500 gross square feet of space used, or intended to be used for such purpose. Meals or housekeeping facilities may also be provided such guests or tenants, but no group housing shall maintain an eating or drinking place, open to the public, in the same building or in any building in connection therewith. This use includes rooming houses, group or youth hostels, fraternities and sororities.~~

**Single Room Occupancy Residence (SRO).** A residential property that includes multiple single room dwellings used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests, intended for occupancy by no more than one family per room. This term includes dormitories, rooming houses, and hostels.



**Proposed amendment to Article IV. Section 30-4.12 – Permitted Uses**  
**Table V - 1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>											
Single-family dwellings		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwellings		-	-	P	P	P	P	P	P	P	P
Accessory dwelling units	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
<del>Dormitory (small)</del>	<del>30-5.8</del>	<del>-</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Dormitory (large)</del>	<del>30-5.8</del>	<del>-</del>	<del>-</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
Family child care homes	30-5.10	P	P	P	P	P	P	P	P	P	-
<a href="#">Single Room Occupancy Residence</a>	<a href="#">30-5.24</a>	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b>NONRESIDENTIAL</b>											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S <sup>1</sup>	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery Microwinery Microdistillery <sup>2</sup>	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P <sup>3</sup> / S <sup>4</sup>	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor <sup>2</sup>		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

**Proposed amendment to Article IV. Section 30-4.16 - Permitted Uses**  
**Table V - 4: Permitted Uses in Residential Districts**

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.34	-	A	A	A	A
Adult day care homes	30-5.2	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishments	30-5.4	S	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential homes (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential homes (over 14 residents)	30-5.6	-	-	-	-	P
Day care centers	30-5.7	-	P	P	P	P
<del>Dormitory, small</del>	<del>30-5.8</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>P</del>
<del>Dormitory, large</del>	<del>30-5.8</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>S</del>
Emergency shelters		-	-	-	-	P
Family child care homes	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.37	-	-	-	-	-
Mobile homes		-	-	P	-	-
Multi-family dwellings		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	p <sup>1</sup>	-	P	P
Places of religious assembly	30-5.21	S	P	P	P	P
Libraries		-	S	S	S	S
Public parks		P	P	P	P	P
Schools (elementary, middle and high)		S	P	P	P	P
Simulated gambling establishments		-	-	-	-	-
Single-family dwellings		P	P	P	P	P
Skilled nursing facility		-	-	-	-	S
<u>Single Room Occupancy Residence</u>	<u>30-5.24</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>
Social service homes/halfway houses	30-5.27	-	-	-	-	S

**Proposed amendment to Article IV. Section 30-4.19 – Permitted Uses**  
**Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.**

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
<b>RESIDENTIAL</b>													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
<del>Dormitory, large</del>	<del>30-5.8</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>S</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>
<del>Dormitory, small</del>	<del>30-5.8</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>P</del>	<del>-</del>	<del>S</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
<a href="#">Single Room Occupancy Residence</a>	<a href="#">30-5.24</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">P</a>	<a href="#">-</a>	<a href="#">-</a>
<b>NONRESIDENTIAL</b>													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensing facility		P	P	A <sup>1</sup>	A <sup>1</sup>	S	P	P	P	P	P	S	S
Microbrewery Microwinery Microdistillery <sup>3</sup>	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S		-	S	-	S	
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-	-	-
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												



**Proposed Amendment to Article V. Use Standards**

Section 30-5.24 Single Room Occupancy (SRO) Residences

The following standards shall apply to all Single Room Occupancy Residences:

A. General

- a. All SRO residences are subject to design review, bedroom limits, zoning, and density requirements as specified by the zoning district.
- b. Rooms in Single Room Occupancy Residences shall be provided at rents affordable to low-income persons. Low-income persons means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. Applications for SROs must include an affidavit from the applicant which attests that units will be rented at an affordable rate to low-income person or persons.
- B. Room Size: Each SRO residence shall be limited to one room in the form of a studio or efficiency.
- C. Proximity: SRO residence developments shall maintain a minimum separation distance of 1,000 feet from any other functioning SRO residence or community residential home, measured from the closest property line of each development.
- D. Transportation: Single Room Occupancy Residences shall be located within one-quarter (0.25) mile from a public transit stop.
- E. Laundry Facilities. Common laundry facilities shall be provided in addition to a laundry sink and folding area. The requirement for common on-site laundry facilities may be waived where it can be shown that a laundry facility open to the public is located within one-eighth (1/8) of a mile of the SRO location.
- F. Kitchen facilities: Kitchen facilities shall be provided either as in-unit kitchenettes or shared facilities in common areas.
- G. Bathroom facilities: Bathroom facilities shall be provided either in-unit or as shared facilities in common areas.
- H. Management: An on-site manager's unit or manager's office shall be provided. Management shall be present 24 hours of each day.

## **Exhibit B: City of Gainesville Existing Definitions**

***Hotel or motel*** means a building in which lodging and/or boarding are provided and offered to the public for compensation.

***Dormitory, large*** means a dwelling used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests with more than 2,500 gross square feet of space used, or intended to be used for such purpose. Meals or housekeeping facilities may also be provided such guests or tenants, but no group housing shall maintain an eating or drinking place, open to the public, in the same building or in any building in connection therewith. This use includes rooming houses, group or youth hostels, fraternities and sororities.

***Dormitory, small*** means a dwelling used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests, with less than 2,500 gross square feet of space used, or intended to be used for such purpose. Meals or housekeeping facilities may also be provided such guests or tenants, but no group housing shall maintain an eating or drinking place, open to the public, in the same building or in any building in connection therewith. This use includes rooming houses, group or youth hostels, fraternities and sororities.

## **Exhibit C: City of Charlotte, NC SRO Residences Use Standards**

Section 12.527. - Single room occupancy (SRO) residences.

Single room occupancy (SRO) residences are permitted in the UR-2, UR-3, UR-C, O-1, O-2, O-3, B-1, B-2, UMUD, TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, and TOD-MO, districts subject to the standards of the individual district in addition to the following requirements. If any conflict should occur between the standards of the individual district and the following requirements, the following shall apply:

- (1) *Minimum rooming unit size:* Rooming units shall be a minimum of eighty (80) square feet, not to exceed four hundred fifty (450) square feet total.
- (2) *Rooming unit capacity:* Rooming units in single room occupancy residences shall be limited to one (1) occupant per room.
- (3) *Minimum common space:* The building shall contain common space such as recreation areas, lounges, living rooms, dining rooms, or other congregate living spaces at a rate of five (5) square feet per rooming unit, but totaling not less than two hundred fifty (250) square feet. Bathrooms, laundries, hallways, the main lobby, vending areas, and kitchens shall not be counted as common space.
- (4) *Operation:* Rooming units in each building must be accessed through one primary location. On-site management shall be provided on a 24-hour basis per building. Adequate on-site management includes having an employee on premises twenty-four (24) hours a day. The employee must be accessible to residents, law enforcement personnel, and any other individuals who need to establish communication upon or about the premises. Adequate on-site management also requires that the employee has the authority to exercise control over the premises to ensure that the use of the premises does not result in littering, nuisance activities, noise, or other activities that interfere with the peaceful enjoyment and use of surrounding properties.

Cleaning services shall be provided and utilities shall be mass metered.

- (5) *Number of rooming units permitted:* The number of rooming units permitted shall be based upon the maximum non-residential floor area ratio (FAR) of the zoning district where located with a maximum of one hundred twenty (120) and a minimum of eleven (11) rooming units per site.
- (6) *Off-street parking requirements:* 0.20 space per rooming unit - may be reduced by fifty (50) percent within a quarter mile of transit line.
- (7) *Signs:* Any signage which identifies the use shall be in accordance with subsection 13.109(1)(c) of the city zoning ordinance.
- (8) *Buffers:* All buildings, outdoor active recreation facilities, and off-street parking and service areas will be separated by a Class B buffer from any abutting property zoned or used for single-family residential use.
- (9) *Proximity:* Single room occupancy residence sites shall maintain a minimum separation distance of one-half (0.5) mile from any other single room occupancy residence site, measured from the closest property line of each development.
- (10) *Expansions of existing, legal conforming single room occupancy residences:* Any legally conforming single room occupancy residence that exists as of the adoption of these regulations (July 18, 2011) shall be allowed to expand consistent with section 12.527, including existing, legal conforming single room occupancy residences located in the Institutional, Urban Industrial, and Industrial zoning districts.

(Ord. No. 1274, § 3, 5-17-1999; Ord. No. 2412, § 3(5)A, 10-20-2003; Ord. No. 4697, § 1, 7-18-2011)

## **Exhibit D: Sonoma County, CA SRO facilities criteria**

Sec. 26-88-125. - Single room occupancy (SRO) facilities.

- (a) Criteria in General. The following are the minimum criteria applicable to all new single room occupancy (SRO) facilities:
  - 1) All SRO facilities are subject to design review.
  - 2) Transient occupancy of the SRO rooms shall not be allowed. SRO tenants shall not have an additional residential address other than the address of the SRO facility in which the residential unit is located.
  - 3) SRO rooms within SRO facilities shall be provided at rents affordable to households with lower incomes.
  - 4) Proximity to transit and alternative transportation modality shall be considered and encouraged in the siting of all SRO facilities.
- (b) Small SRO Facilities. The following additional criteria shall apply to SRO facilities containing less than ten (10) SRO rooms:
  - 1) Occupancy. SRO rooms shall be occupied by no more than two (2) persons. No transient occupancy is allowed; SRO rooms shall be occupied as the primary residence of the tenant.
  - 2) Maximum Unit Size. No SRO room may exceed four hundred (400) square feet.
  - 3) Common Facilities. Small SRO facilities shall provide individual or shared (common) bathing facilities, and may provide individual kitchen facilities. Any and all common facilities shall be provided as fully accessible to the satisfaction of the building official.
  - 4) Laundry Facilities. Common laundry facilities shall be provided at a rate of not less than one (1) washer and one (1) dryer per facility, in addition to a laundry sink and folding area. The requirement for common on-site laundry facilities may be waived where it can be shown that a laundry facility open to the public is located within one-eighth ( 1/8 ) of a mile from the project site.
  - 5) Manager's Office or Unit. An on-site management office or manager's unit shall be provided. "House rules" shall be submitted as a part of the use permit application.
  - 6) Parking. Off-street parking shall be provided as set forth in Section 26-86-010 (Required parking). Secure bicycle parking is required.
  - 7) Storage for Residents. Private, secured storage space of not less than fifty (50) cubic feet per resident shall be provided. Storage space may be provided in private closet(s) accessible from individual SRO rooms; and/or as individually locked areas accessible from a common room; and/or within a separate on-site storage structure. Where storage space is provided within a separate structure, such structure shall provide for separate, locking storage spaces for each SRO room, and shall be of sufficient construction to protect stored items from weather.
- (c) Large SRO Facilities. The following additional criteria apply to all SRO facilities containing ten (10) or more SRO rooms:
  - 1) Occupancy. SRO rooms shall be occupied by no more than two (2) persons. No transient occupancy is allowed; SRO rooms shall be occupied as the primary residence of the tenant.
  - 2) Maximum Unit Size. No SRO room may exceed three hundred (300) square feet.
  - 3) Common Facilities.

- i. Kitchen. Within a large single room occupancy (SRO) facility, no more than fifty percent (50%) of individual rooms may be provided with kitchens or kitchenettes. At least one (1) common (shared) kitchen/dining area shall be provided within a large SRO facility.
  - ii. Bathrooms. Private bathroom facilities shall be provided within each unit to include, at a minimum, a toilet and wash basin. Bathtubs and/or shower facilities may be provided within individual rooms, or may be shared.
  - iii. Accessibility. Any and all common facilities shall be provided as fully accessible, to the satisfaction of the building official.
- 4) Laundry Facilities. Common laundry areas shall be provided at a rate of not less than one (1) washer and one (1) dryer for the first ten (10) rooms, with one (1) additional washer and one (1) additional dryer provided for every five (5) additional rooms or fraction thereof.
  - 5) Manager's Unit. An on-site, live-in manager's unit shall be provided. A management plan, including the proposed "house rules," shall be submitted as a part of the use permit application.
  - 6) Parking. Parking for SRO facilities shall be provided as set forth in Section 26.86.010, Required parking. Secure bicycle parking is required.
  - 7) Storage for Residents. Private, secured storage space of not less than fifty (50) cubic feet per resident shall be provided. Storage space may be provided in private closet(s) accessible from individual SRO rooms; and/or as individually locked areas accessible from a common room; and/or within a separate on-site storage structure. Where storage space is provided within a separate structure, such structure shall provide for separate, locking storage spaces for each SRO room, and shall be of sufficient construction to protect stored items from weather.

(Ord. No. [6223](#), § III(Exh. C), 5-8-2018; Ord. No. 5569 § 6, 2005.)

## **Exhibit E: SRO Definition Examples**

### **Charlotte, NC**

*Single room occupancy (SRO) residence.* A site consisting of no more than three (3) buildings and containing at least eleven (11), but not more than one hundred twenty (120) rooming units, which are available for rental occupancy for periods of thirty (30) days or longer. Single room occupancy residence developments must provide supportive services for individuals with special needs.

### **Sonoma County, CA**

*Single room occupancy (SRO) room* means a living unit intended for occupancy by not more than two (2) persons, with a minimum floor area of one hundred fifty (150) square feet. Single room occupancy units may have partial kitchen and/or bathroom facilities pursuant to H & S Code Section 17958.1. (See also Efficiency dwelling unit, Large single room occupancy facility, Small single room occupancy facility.)

## **Exhibit F: Relevant Comprehensive Plan Goals, Policies, and Objectives**

### Housing Element

**OVERALL GOAL: ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.**

**GOAL 1 ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME, AND EXTREMELY LOW-INCOME HOUSEHOLDS.**

#### Policy 1.1.4

The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.

#### Objective 1.2

Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

#### Policy 1.2.5

The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and Housing Element Goals, Objectives & Policies State Housing Initiative Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support the dispersal of affordable housing units throughout the City.

#### Policy 1.5.1

The City shall seek innovative ways to encourage affordable housing, which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing, and a design advisory committee to advise housing providers on the development of affordable housing designs.

**GOAL 2 PROVIDE ALL RESIDENTS OF THE CITY OF GAINESVILLE WITH A FAIR HOUSING OPPORTUNITY.**

#### Objective 2.2

Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the homeless and elderly housing.

#### Policy 2.2.5

The City shall examine methods to mitigate the special needs of the homeless, including living arrangements for homeless families with children, transitional housing for the employed homeless such as single-room occupancy (SRO) facilities, and low demand or “safe space” shelters (safe, alternative locations for the homeless that are separate from emergency shelter facilities and that provide weather protection, security, bathroom and shower facilities, lockers, telephones and locations that are within walking distance of social service facilities).

## Future Land Use Element

**GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

### **Objective 1.1**

**Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**

#### Policy 1.1.3

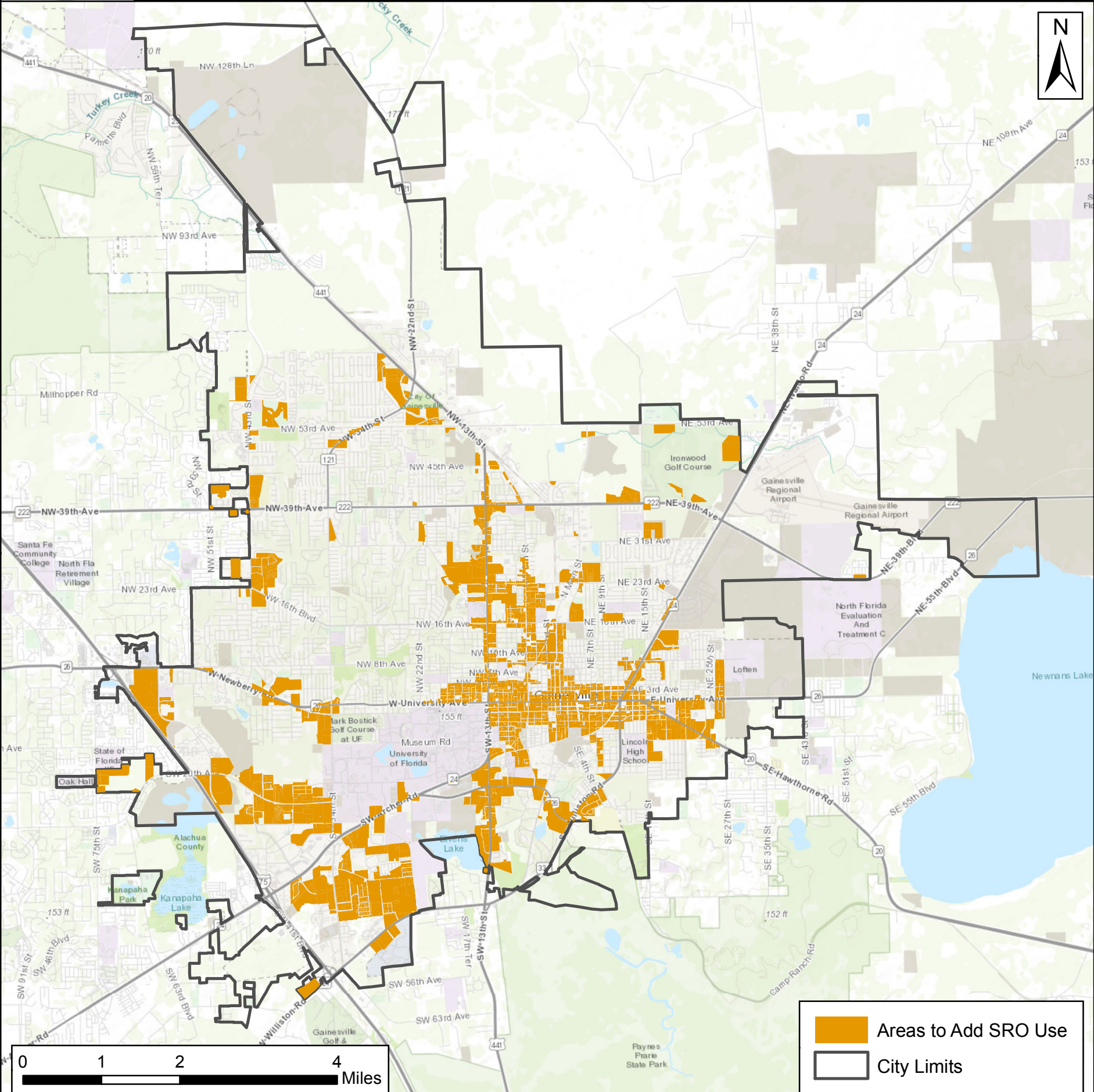
Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.







# Proposed Areas to Add Single Room Occupancy as a Use

Zoning Districts Included: U2, U3, U4, U5, U6, U7, U8, U9, DT, RMF-6, RMF-7, RMF-8, MU-1, MU-2, OF, OR, W



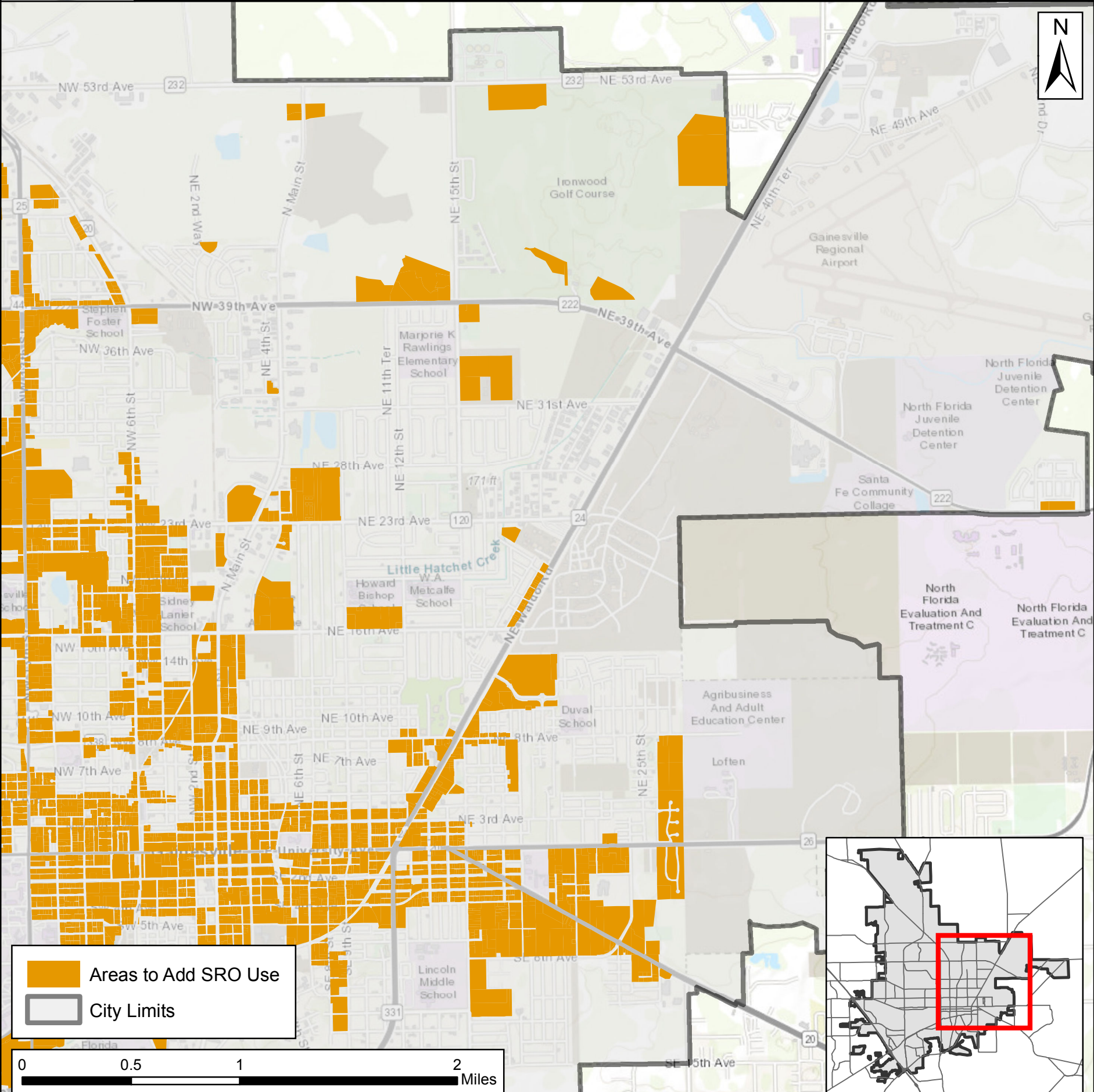
	Areas to Add SRO Use
	City Limits







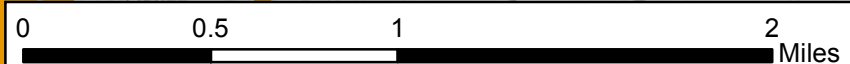
# Proposed Areas to Add Single Room Occupancy as a Use - NE Area

Zoning Districts Included: U2, U3, U4, U5, U6, U7, U8, U9, DT, RMF-6, RMF-7, RMF-8, MU-1, MU-2, OF, OR, W



 Areas to Add SRO Use

 City Limits



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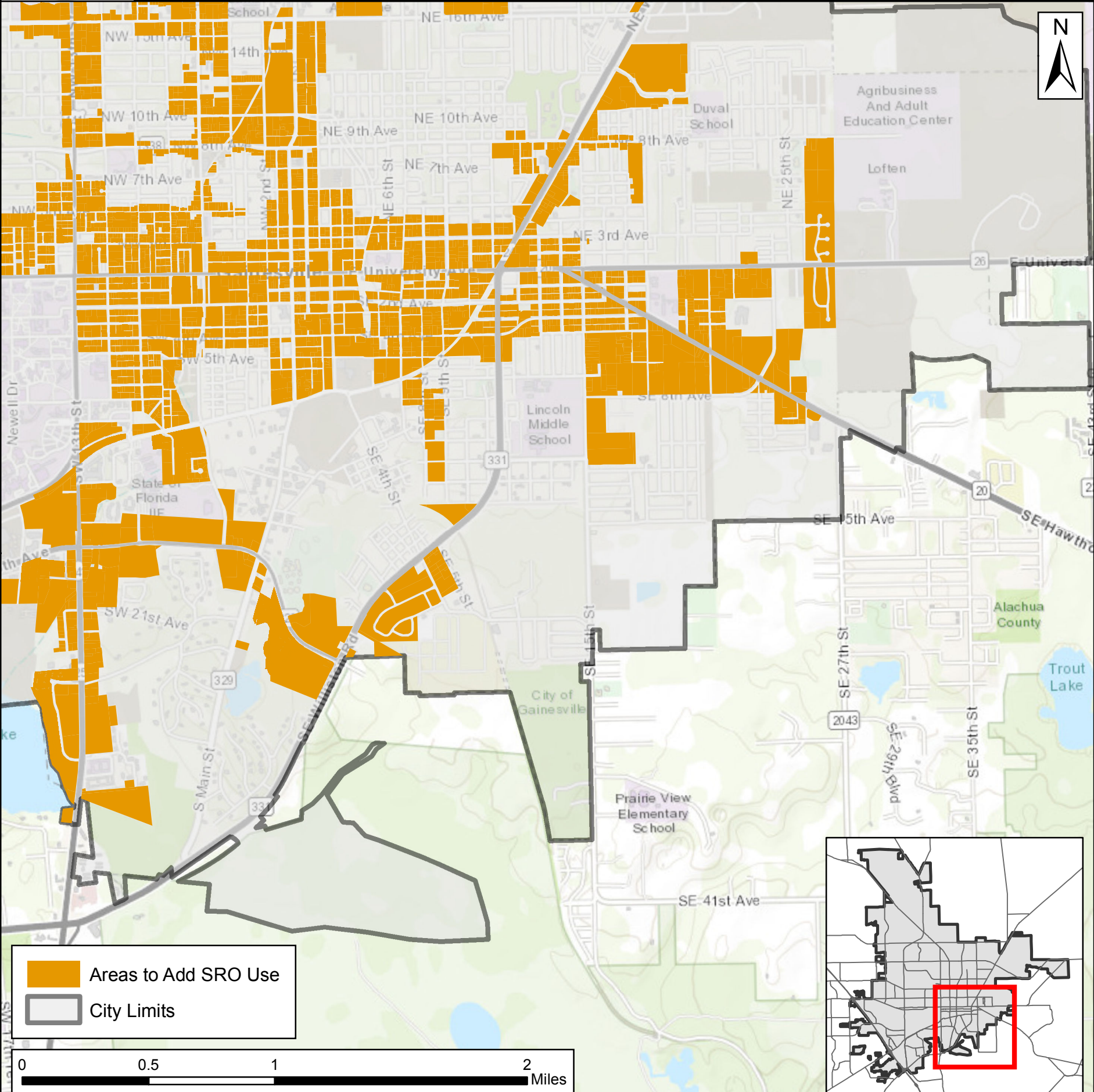








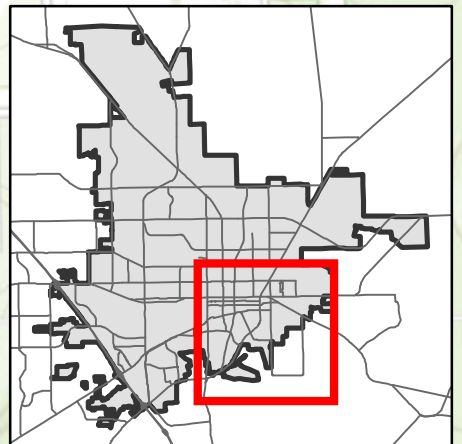
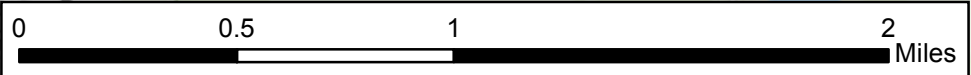
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Zoning Districts Included: U2, U3, U4, U5, U6, U7, U8, U9, DT, RMF-6, RMF-7, RMF-8, MU-1, MU-2, OF, OR, W



 Areas to Add SRO Use

 City Limits



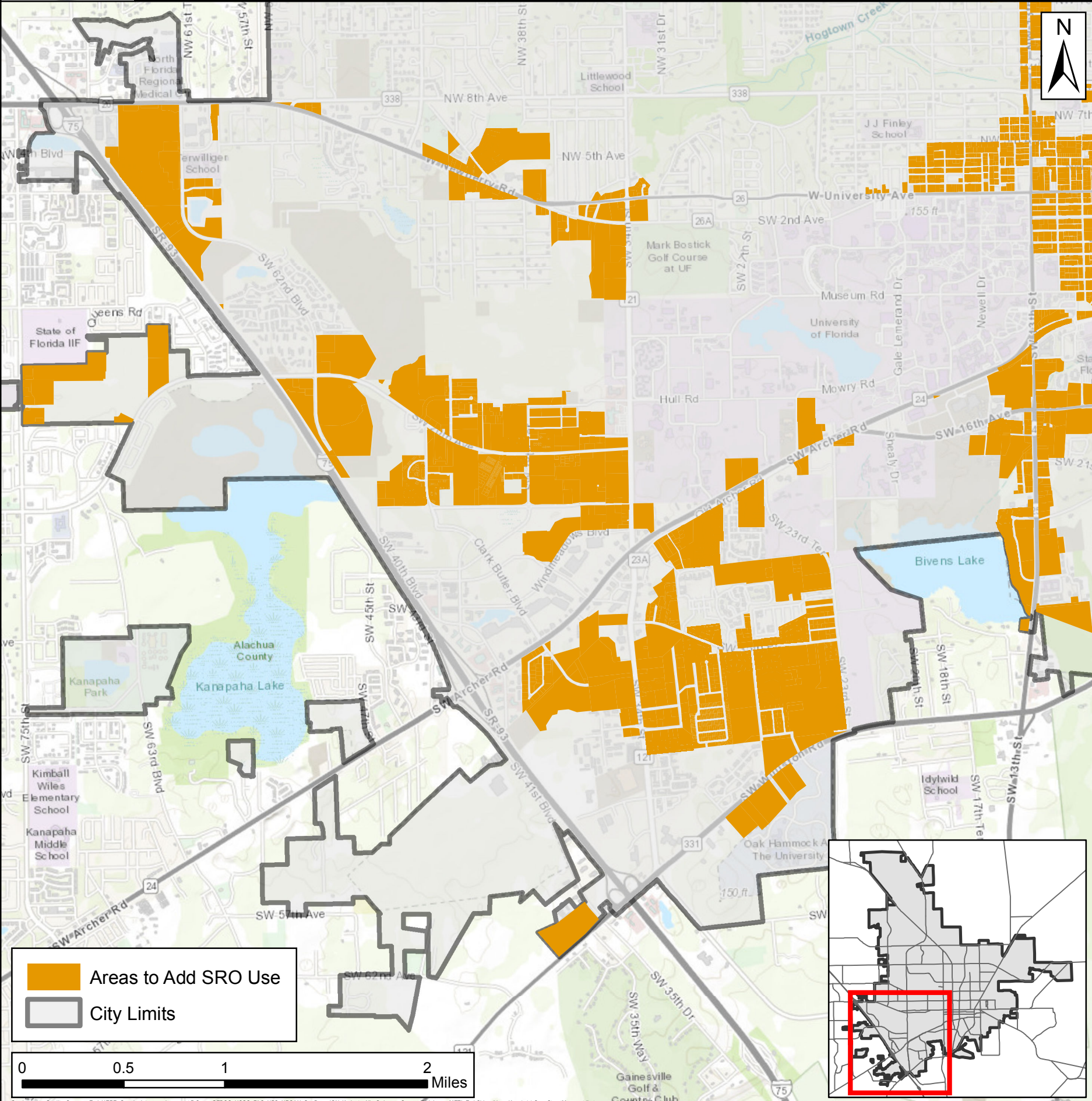
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


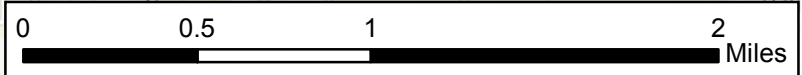
# Proposed Areas to Add Single Room Occupancy as a Use - SW Area

Zoning Districts Included: U2, U3, U4, U5, U6, U7, U8, U9, DT, RMF-6, RMF-7, RMF-8, MU-1, MU-2, OF, OR, W



 Areas to Add SRO Use

 City Limits



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