

City of  
**Gainesville**

Proposed Text Change  
Single Room Occupancy Residences  
Legistar 191128 / PB-19-132 TCH

August 20, 2020

# Request (City Initiated):

Amend the LDC to add Single Room Occupancy Residences (SROs) as a permitted use.

Article II. Section 3-2.1 Definitions

Article IV. Section 30-4.12 - Permitted Uses

Article V. Use Standards

## 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.

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# Proposed Use Standards (Article V)

## A. General

- a. All SRO residences are subject to design review, bedroom limits, zoning, and density requirements as specified by the applicable zoning district. The maximum allowed number of bedrooms is the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.
- b. Rooms in Single Room Occupancy Residences shall be provided at rents affordable to low-income persons (definition from Florida Statute included in text).

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. At least one private bathroom with a lock, shower, toilet, and sink must be provided on each floor.

H. Management: An on-site manager's unit or manager's office shall be provided. Management shall be present 24 hours of each day.

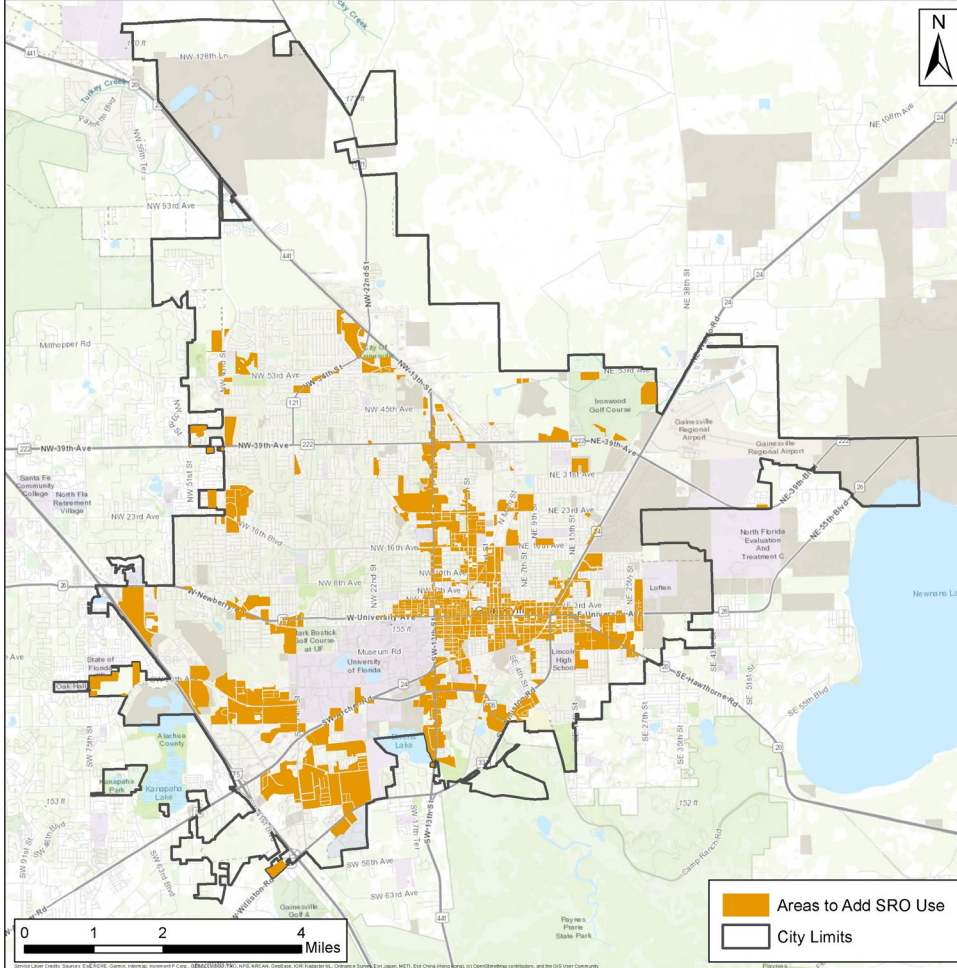


## Proposed Areas to Add Single Room Occupancy as a Use

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

# Proposed Zoning Districts

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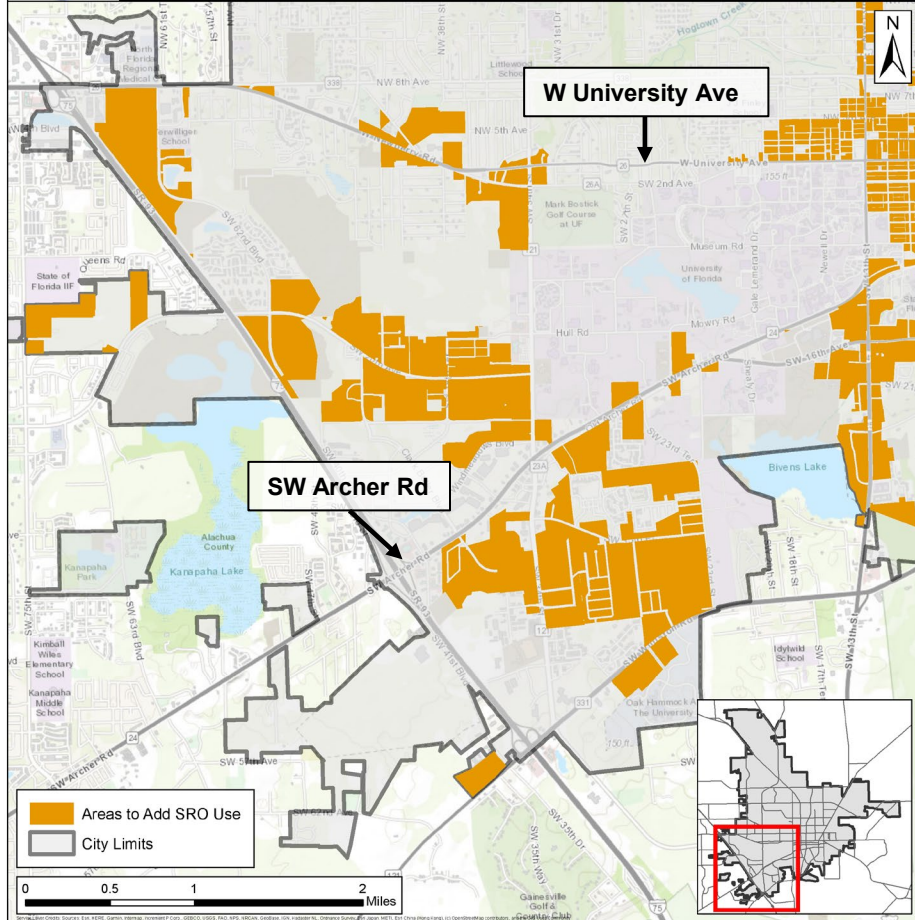
Transects	
U1	Urban 1
U2	Urban 2
U3	Urban 3
U4	Urban 4
U5	Urban 5
U6	Urban 6
U7	Urban 7
U8	Urban 8
U9	Urban 9
DT	Downtown
Residential	
RSF-1 to 4	Single-Family
RC	Residential Conservation
MH	Mobile Home
RMF-5	Single/Multi-Family
RMF-6 to 8	Multi-Family
Mixed-Use and Nonresidential	
MU-1	Mixed-Use Low-Intensity
MU-2	Mixed-Use Medium-Intensity
OR	Office Residential
OF	General Office
CP	Corporate Park
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
BI	Business Industrial
W	Warehousing and Wholesaling
I-1	Limited Industrial
I-2	General Industrial
Special Districts	
AGR	Agriculture
AF	Airport Facility
CON	Conservation





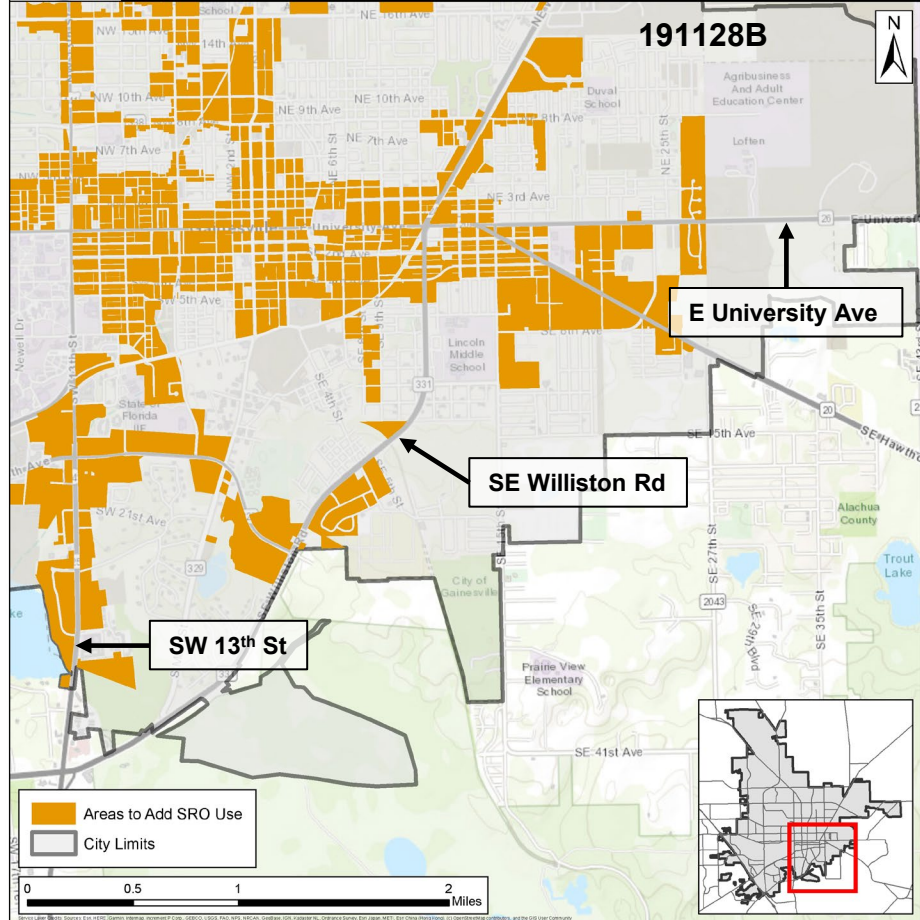
### Proposed Areas to Add Single Room Occupancy as a Use - SW Area

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



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

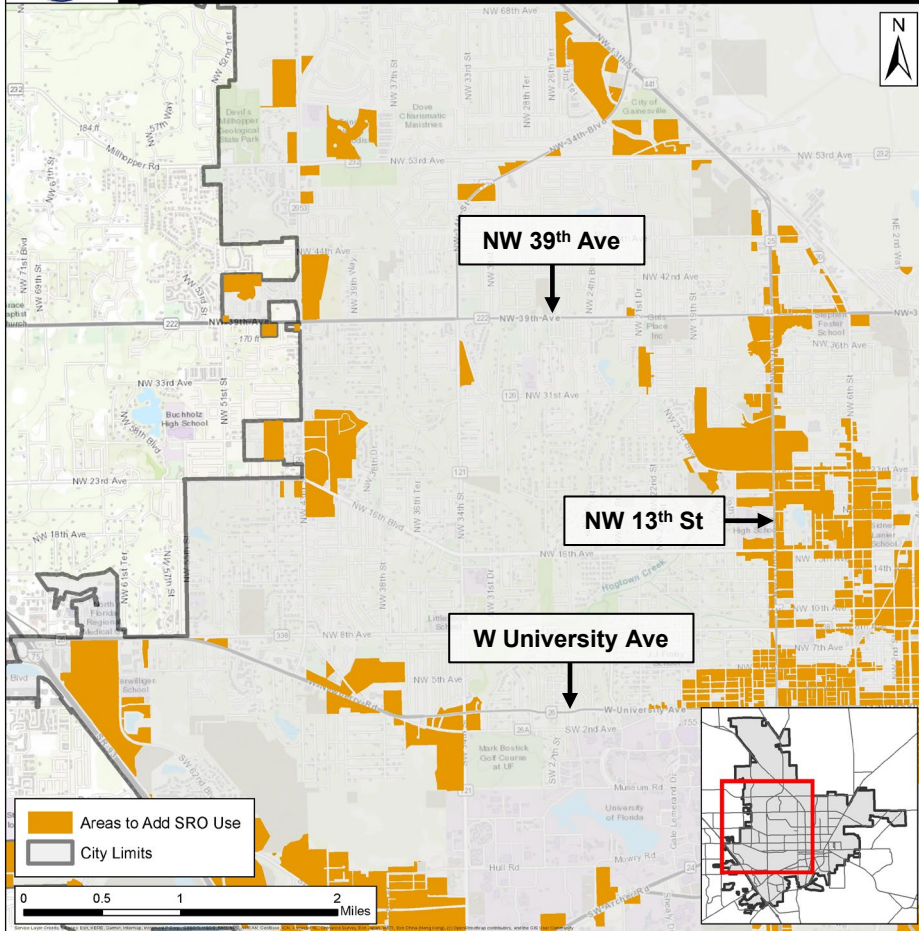
Zoning Districts Included: U2, U3, U4, U5, U6, U7, U8, U9,  
DT, RMF-6, RMF-7, RMF-8, MU-1, MU-2, OF, OR, W





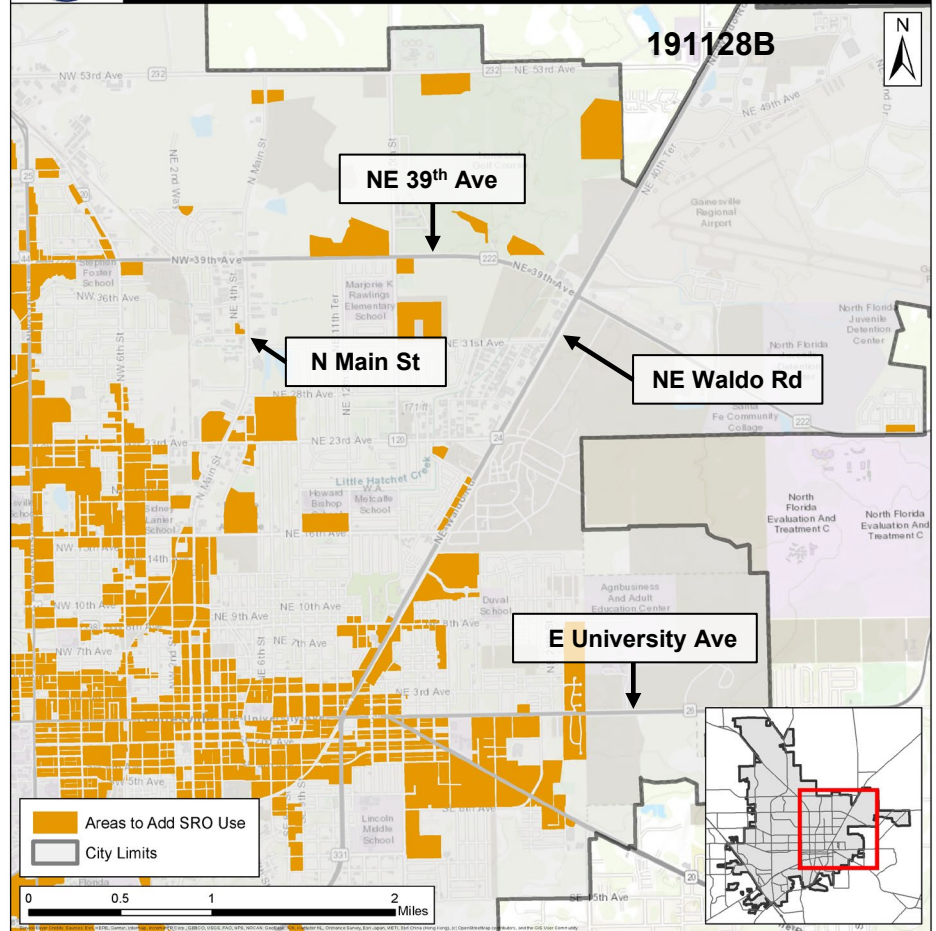
### Proposed Areas to Add Single Room Occupancy as a Use - NW Area

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



### 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



# Staff Recommends Approval