



Single Room Occupancy Housing

**Citizen Advisory Group Meeting
June 10, 2010**

**Debra Campbell, Planning Director
Sonja Sanders, Planning Coordinator
Josh Weaver, Associate Planner**

Charlotte-Mecklenburg Planning Department

Tonight's Agenda

- **Welcome and Introductions**
 - **Housing Keeping Items**
- **Project Background**
 - **Charge/Project Scope**
 - **Process and Timeline**
- **Citizen Advisory Group and Staff Roles**
- **Ground Rules**
- **Meeting Follow-up Report**
- **Meeting Objectives**
 - **Review & Discuss Draft Recommendations**
- **Discussion/Wrap-up/Next Steps**

Introduction

- **Name**
- **Organization or Interest you Represent**



Project Background

Process Scope

Staff has been directed by the Charlotte City Council Transportation and Planning Committee to investigate the possibility of changing SRO standards regarding the following:

- **Notification and/or increased awareness of proposed projects;**
- **Proximity of other SROs and similar uses in an area;**
- **Identify appropriate zoning classifications; and**
- **Coordinate with changes being made to Locational Housing Policy to minimize conflicts**



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Process Chart

Revisions to SRO Regulations

Step 1 (March. 2010): Process Overview T & P

- Scope
- Public Involvement & Charge
- Schedule

Step 4 (Sept. 2010): Report to HAND

- Draft Recommendations
- Advisory Group and Staff

Step 2 (March/April 2010): Issue & Process Overview HAND

- Background
- Scope
- Public Involvement
- Schedule

Step 5 (Oct. 2010) HAND Recommendation

Step 6 (Nov. 2010) Request for Council Action

- Permission to file

Step 3 (April/May 2010): Advisory Group

- Member Recruitment
- Host 3-4 Meetings
- Draft Recommendations
- We are here

Periodic Updates
To HAND & T&P

Pursue Ordinance
Revisions

Role of Citizen Advisory Group and Staff

Citizen Advisory Group

- Educate and Inform
- Identify Issues and Concerns
- Identify Possible Solutions
- Provide Feedback on Staff Recommendations
- Attend and Participate in Meetings

Staff

- Educate and Inform
- Identify Issues and Concerns
- Identify Possible Solutions
- Develop and Draft Recommendations
- Attend and Facilitate Meetings



Ground Rules

- **All meetings will begin and end on time.**
- **Everyone's opinion is important.** We want to hear from everyone equally. Please do not monopolize the conversation nor just listen without participating.
- **Please identify yourself before speaking.** This will be helpful in learning names.
- **Don't be afraid to ask questions.**
- **Be courteous and polite.** Please don't interrupt others and limit side conversations.

Meeting Objectives

Meeting Objective

- Review and Discuss Draft Recommendations

Project Background

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- **Notification and/or increased awareness of proposed projects;**
- **Proximity of other SROs and similar uses in an area;**
- **Identify appropriate zoning classifications; and**
- **Coordinate with changes being made to Locational Housing Policy to minimize conflicts**

- 1. Does the Current Zoning Ordinance Definition Accurately Describe a Single Room Occupancy Residence?**
 - **Why?**
 - **Why Not?**
 - **How Could it be Changed?**

2. Should SRO's be Allowed in Zoning Districts Other than Where Currently Permitted ?

- INST
- B-2
- UMUD
- TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO
- UI
- I-1

3. Should there be a Minimum Distance between SROs and other types of Special Needs Housing?

- **Why?**
- **Why Not?**

4. Should notice be provided when an SRO is proposed?

- **Why?**
- **Why Not?**



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Draft Recommendations

- 1. Does the Current Zoning Ordinance Definition Accurately Describe a Single Room Occupancy Residence?**
 - **Why?**
 - **Why Not?**
 - **How Could it be Changed?**

Draft SRO Definition: Proposed Changes

A building containing at least eleven (11), but not more than one hundred and twenty (120) rooming units, which are available for rental occupancy for periods of **thirty (30) days** or longer. **SRO developments typically house and provide support services for individuals with special needs but are not limited to special needs populations.**

Single Room Occupancy (SRO)

Action: Changed rental availability from a minimum of 7 days to 30 days.

Reason: Stakeholder group recommendation to change image of this type housing as principally serving transient populations.

Action: Deleted this does not include boarding houses, motels, hotels, private dormitories, congregate care facilities, nursing homes, family care homes, group homes, emergency shelters, homeless shelters, and accessory shelters.

Reason: Not needed as part of the definition.

Draft Definition: Issues

- Should multiple buildings be allowed on a site as long as the total number of rooming units doesn't exceed 120?
- Should Supportive Services or Special Needs be referenced and/or defined?
- Other?

2. Should SRO's be Allowed in Zoning Districts Other than Where Currently Permitted?

Currently allowed in:

- INST
- B-2
- UMUD
- TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO
- UI
- I-1

Draft Prescribed Conditions: Proposed Changes

Section 12.527. Single Room Occupancy (SRO) residences.

Single room occupancy (SRO) residences are permitted in the B-1, B-2, R-22MF, R-43MF, UMUD, UR-2, UR-3, UR-C, 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.

Draft Prescribed Conditions:

Action: Removed SROs as a permitted use from Institutional, Urban Industrial, and Industrial zoning districts.

Reason: No other residential uses are allowed in these districts.

Action: Added SROs as a permitted use to the to B-1, R-22MF, R-43MF, UR-2, UR-3, & UR-C zoning districts.

Reason: These districts currently allow higher density residential uses, consistent with SROs.

Draft Prescribed Conditions: Proposed Changes

- (1) Minimum Rooming Unit Size: Rooming units shall be a minimum of eighty (80) square feet with an additional minimum of fifty (50) feet for each additional occupant, **not to exceed one-hundred fifty (150) square feet total.**

Action: Added a maximum room size of 150 square feet.

Reason: This will limit the number of occupants per room to two (2) people.

Draft Prescribed Conditions: Proposed Changes

(3) Operation: Rooming units must be accessed through one primary location. On-site management shall be provided on a twenty-four (24) hour basis per building. ...

Action: Added the requirement that rooming units must be accessed through one primary location.

Reason: Perception that facility is safer for tenants and can be better managed by limiting access.

Draft Definition: Issues

- Should rooming units have required access via a primary location?
- Other?

Draft Prescribed Conditions: Proposed Changes

(4) Density Requirements:

Action: (4) Density Requirements: Density (number of rooming units permitted) shall be based upon the maximum non-residential Floor Area Ratio (F.A.R.) of the nonresidential zoning district where located with a maximum of 120 and a minimum of 11 rooming units per site.

Reason: The current language uses F.A.R. In order to be consistent, the nonresidential FAR for each zoning district should continue to be used.

Draft Definition: Issues

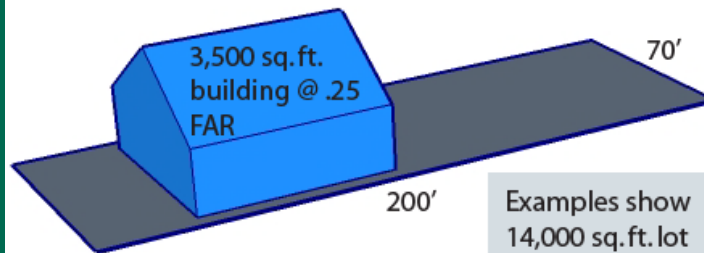
- Should density be calculated by dwelling units per acre (D.U.A.), or floor area ratio (F.A.R)?
- Should the nonresidential F.A.R. continue to be used?
- Other?

Group Discussion

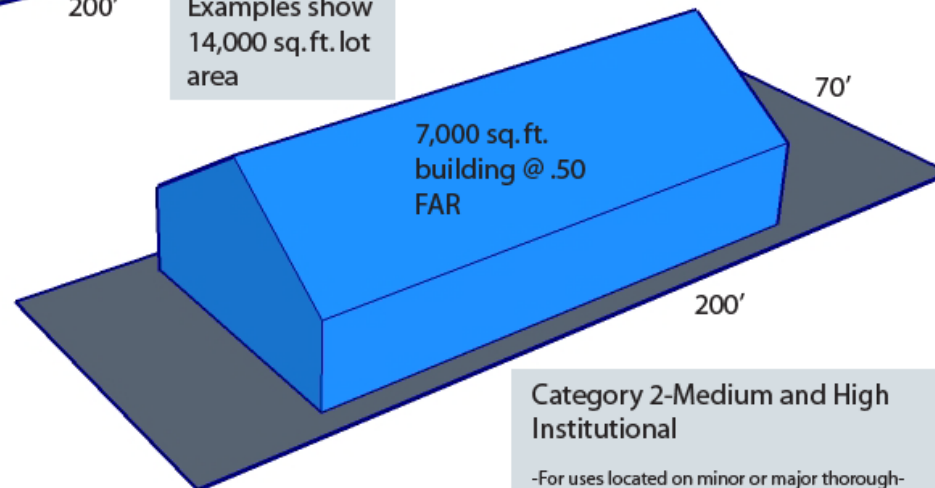
Category 1-Small Institutional

-For uses located on collector streets, minor or major thoroughfares.

-Floor Area Ratio (FAR)-.25



Examples show
14,000 sq. ft. lot
area



Category 2-Medium and High Institutional

-For uses located on minor or major thoroughfares.

-Floor Area Ratio (FAR)-.50

Group Discussion

Current Zoning Districts	Proposed Zoning Districts	Maximum F.A.R.	Minimum F.A.R.
	B-1	0.5	
B-2	B-2	1.0	
UMUD	UMUD	n/a	
TOD-R thru MO	TOD-R thru MO	n/a	0.75 within ¼ mile 0.5 ¼ to ½ mile
	R-22MF	0.5	
	R-43MF	0.5	
	UR-2	1.0	
	UR-3	2.0	
	UR-C	3.0	
Inst.		0.5	
I-1		0.8	
U-I		2.0	

Draft Prescribed Conditions: Proposed Changes

(6) Signs: Any signage which identifies the use shall be in accordance with development standards of Section 13.109 (1)(c)

Action: Revised the sign requirements for SROs to reference the residential standards rather than the commercial standards.

Reason: SRO's in residential districts should have the same sign requirements.

3. Should there be a Minimum Distance between SROs and other types of Special Needs Housing?

- **Why?**
- **Why Not?**

Draft Prescribed Conditions: Proposed Changes

(8) Proximity: Single room occupancy (SRO) residences shall maintain a minimum separation distance of 1000 square feet from any other SRO.

Action: Added a min. separation distance of 1000 linear feet between SROs.

Reason: A separation distance will help to prevent clustering of SROs.

Issue: Should distance requirement also include other special needs housing?
Other?

4. Should notice be provided when an SRO is proposed?

- **Why?**
- **Why Not?**

Draft Prescribed Conditions: Proposed Changes

Action: No notification requirement has been added to the SRO requirements.

Reason: No other residential uses require surrounding property owners to be notified.

5. Should the City of Charlotte's Housing Locational Policy be applied to SRO's?

- **Why?**
- **Why Not?**

Draft Prescribed Conditions: Proposed Changes

(9) Single Room Occupancy projects whose development is assisted by the use of public funding shall comply with the City of Charlotte's Housing Locational Policy.

Action: Added requirement that SRO's developed with public assistance must comply with the City of Charlotte's Housing Locational Policy.

Reason: All other types of assisted multi-family housing must comply with City of Charlotte's Housing Locational Policy.

Issue: The current Housing Locational Policy does not apply to Special Needs Housing. However, it has been proposed to remove this exemption.

Single Room Occupancy (SRO)

***Draft* Prescribed Conditions: No Changes**

- On-site management 24 hours per building.
- Cleaning services provided and utilities mass metered.
- Class B buffer required if abutting property zoned/used for single family residential use.
- Minimum common open space 5 sq. ft. per rooming unit but not less than 250 sq. ft.
- Off street parking requirement is .20 space per rooming unit.

Wrap-Up/Next Steps

- **Next Meeting Date: July 1, 2010**
- **Next Meeting Objectives**

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charlotteplanning.org

- Agendas
- Updates
- PowerPoint Presentations