



CITY OF CHARLOTTE

# **Single Room Occupancy Housing**

**Citizen Advisory Group Meeting  
July 1, 2010**

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

**Charlotte-Mecklenburg Planning Department**



# Tonight's Agenda

- **Welcome and Introductions**
  - **House 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**

# Introductions

- 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 (July, 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 (Sept. 2010) HAND Recommendation

## Step 6 (Oct. 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

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# 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



# Group Discussion

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?



## Group Discussion

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

- Why?
- Why Not?



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# Draft Recommendations

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# Group Discussion

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 site consisting of no more than three (3) buildings and 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 (may) house and provide supportive services for individuals with special needs but are not limited to special needs populations.



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# Single Room Occupancy (SRO)

Action: Changed from one building to a site containing not more than three buildings as long as the total site does not exceed 120 units.

Reason: Citizen Advisory group recommendation from 6/10 meeting to allow flexibility when developing an SRO site.





# Group Discussion

## *Draft* Definition: Issues

- Should Supportive Services or Special Needs be referenced and/or defined?
- Other?

# Group Discussion

## **Draft Definition:**

Supportive Services: include, but are not limited to: provision of meals; assistance in obtaining permanent housing; medical counseling, treatment, and/or supervision; psychological counseling, treatment, and/or supervision; assistance in recuperating from the effects of, or refraining from, the use of drugs and/or alcohol; nutritional counseling; employment counseling; job training and placement; and child care.

Action: A Definition of Supportive Services will be added to the Charlotte Zoning Ordinance.

Reason: The Citizen Advisory Group recommended that Supportive Services be defined as recommended in the 6/10 meeting.

## 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 **UR-2, UR-3, UR-C, O-1, O-2, 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.

## **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.

Revised: Added O-1, & O-2 districts, removed R-22MF & R-43MF districts.

Reason: These districts currently allow FAR consistent with SRO requirements. Although SRO's resemble multifamily, they are typically more dense than allowed in multifamily districts.

## Draft Prescribed Conditions:

Single Room Occupancy Residences shall be allowed as a prescribed use in I-1 zoning district until December 31<sup>st</sup>, 2012.

Action: Added a note that allows SRO's as a prescribed use in I-1 district until December 31<sup>st</sup> 2012. After this date any existing SRO use in I-1 zoning will become grandfathered.

Reason: This will allow flexibility in the regulations. To accommodate uses that are currently being developed or proposed in the I-1 district.

## **Draft Prescribed Conditions: Proposed Changes**

- (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.**

Action: Added a maximum room size of 450 square feet.

Reason: Citizen Advisory group recommendation from 6/10 meeting to allow a room size that can better accommodate the need of individuals.

## **Draft Prescribed Conditions: Proposed Changes**

- (2) **Rooming Unit Capacity:** Rooming units in Single Room Occupancy residences shall be limited to one (1) occupant per room.

Action: Added a maximum capacity of one occupant per room.

Reason: Citizen Advisory group recommended in 6/10 meeting limiting the number of occupants per room to one.



## **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?
- Action: Yes
- Reason: The Citizen Advisory Group recommended this be made a requirement at 6/10 meeting.

## *Draft* Prescribed Conditions: Proposed Changes

### (4) **Number of rooming units permitted:**

Action: (4) **Number of rooming units permitted:** based upon the maximum non-residential Floor Area Ratio (F.A.R.) of the 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.



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## Group Discussion

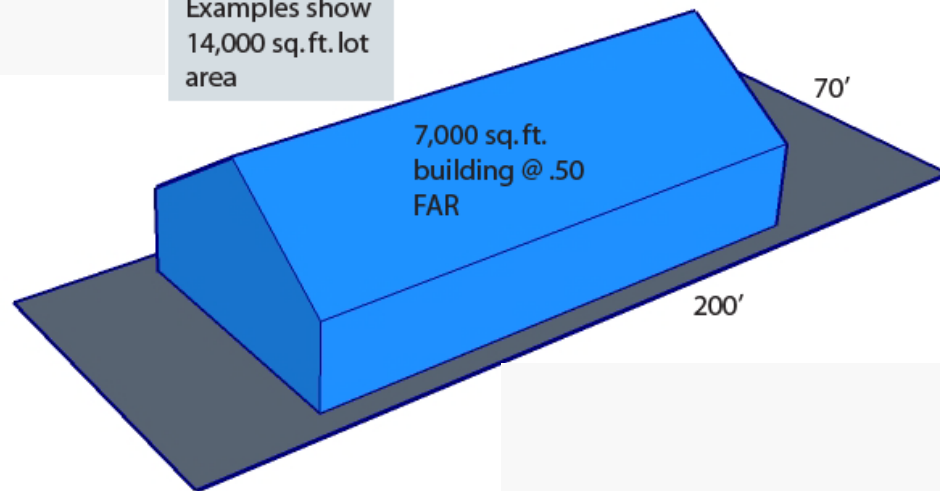
Current Zoning Districts	Proposed Zoning Districts	Maximum F.A.R.	Minimum F.A.R.
	O-1	0.6	
	O-2	1.0	
	B-1	0.5	
B-2	B-2	1.0	
UMUD	UMUD	n/a	
TOD	TOD	n/a	0.75 within ¼ mile 0.5 ¼ to ½ mile
	UR-2	1.0	
	UR-3	2.0	
	UR-C	3.0	



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# Group Discussion

Examples show  
14,000 sq. ft. lot  
area



## **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 should have the same sign requirements as residential units.

## 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 800 square feet from any other SRO.

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

Revised: 1000 feet has been revised to 800 feet, which is consistent with other similar special needs housing.

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

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





## Group Discussion

### 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.



## Group Discussion

### 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.

- **Next Steps**
  - July -HAND and T and P Committees
  - July/Aug. -Final CAG Meeting
  - Sept/Oct. -Committee Recommendation
  - Sept/Oct. -Council Action to file
  - Nov./Dec –File Text Amendment
  - Feb./March-Council Decision
  
- **Adjourn**



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# Thank You

Please Visit our Website at:

**[charlotteplanning.org](http://charlotteplanning.org)**

- Agendas
- Updates
- PowerPoint Presentations

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