

Single Room Occupancy (SRO) residence. (Proposed changes are highlighted)

A site consisting of no more than three (3) buildings and containing at least eleven (11), but not more than a total of one hundred and twenty (120) rooming units, which are available for rental occupancy for periods of thirty (30) days or longer. SRO developments may house and provide support services for individuals with special needs but are not limited to special needs populations.

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 and 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 twenty-four (24) hour basis per building. Adequate on-site management includes having an employee on premises twenty-four 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: Based upon the maximum non-residential Floor Area Ratio (FAR) of the zoning district where located with a maximum of 120 and a minimum of 11 rooming units per site.

(6) Off-Street Parking Requirements: 0.20 space per rooming unit - may be reduced by 50 percent within a quarter mile of a transit line.

(7) Signs: Any signage which identifies the use shall be in accordance with Section 13.109 (1)(c) of the City of Charlotte 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.

(Petition No. 2003-90 §12.527, 10/20/03)

(9) Proximity: Single room occupancy (SRO) residence sites shall maintain a minimum separation distance of one-half (0.5) mile from any other SRO.

Editor's Note:

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