



CITY OF CHARLOTTE

Single Room Occupancy Housing

**Citizen Advisory Group Meeting
April 27, 2010**

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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 Objectives**
- **Overview of Current Regulations**
 - **Special Needs Housing (Definitions and Regulatory Standards)**
 - **Single Room Occupancy Residences (History and Definition)**
- **Discussion/Wrap-up/Next Steps**



Introduction

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



Project Background

- At the July 20, 2009 City Council Zoning Meeting, Council referred the issue of “special needs housing” being allowed in the I-1 zoning district to Council’s ED&P Committee for review and discussion.

Issues Raised:

- Are too many uses being permitted in the I-1 zoning district?
- Nearby property owners are not being notified when “special needs housing” is locating nearby.
- What is the rationale for permitting these uses in I-1?

Committee Charge

- At the February 8, 2010 meeting of the Transportation and Planning Committee, the scope was narrowed from “Special Needs Housing” to “Single Room Occupancy.”

Process Scope

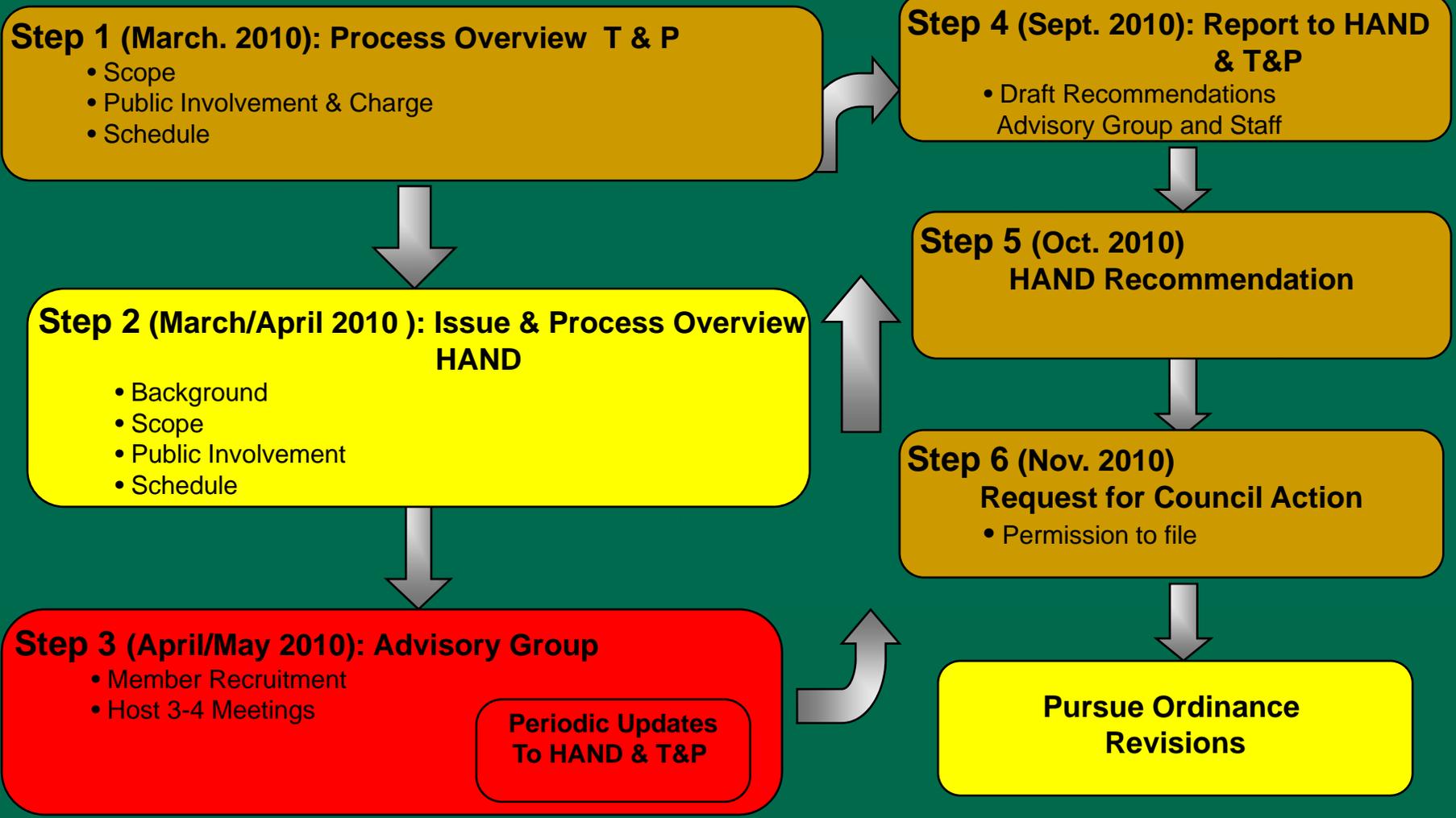
Investigate the Possibility of Changing SRO Standards Regarding the Following:

- 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



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

- **Provide Information on Project Background, Process, Schedule and Current Regulations**
- **Review Definition of Single Room Occupancy Residences**



Special Needs Housing:

- Boarding House
- Commercial Rooming House
- Group Home
- Shelters
 - Accessory
 - Emergency
 - Homeless
- Short-Term Care Facility
- Single Room Occupancy

Boarding House

- Property owner must reside on the premises of the single family detached dwelling unit.
- Rooms in the principal structure are rented as an accessory use.
- No separate cooking facilities provided for any boarder.
- Up to eight (8) boarders permitted.
- No separate exterior entrances for boarders.



Photographer: Karen Schallie



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Commercial Rooming House

- A building containing up to 10 rooming units available for rent seven (7) days or longer.





Group Home

- Residential building with support and supervisory personnel.
- Up to 10 handicapped persons with temporary or permanent physical, emotional, and/or mental disability.
- Provides room and board, personal care, and rehabilitation service in a family environment.
- Also known as “family care home”.



Accessory Shelter

- Located in an accessory building or site owned and operated by religious, civic, fraternal, social, institutional or government agency.
- Up to 15 individuals at any one time.
- Operates up to two (2) days/nights per week.

Emergency Shelter

- Provides temporary housing to individuals or families during severe, life-threatening weather conditions, or other emergency conditions.

Homeless Shelter

- Provides free lodging for indigent individuals and/or families with no regular home or residential address, on a non-profit basis, and at least one of the following support services:
 - Meals
 - Medical treatment
 - Psychological counseling, treatment, and/or supervision
 - Nutritional counseling
 - Assistance becoming drug or alcohol free
 - Employment counseling
 - Job training and placement
 - Child care
 - Assistance in finding permanent housing.





Short-Term Care Facility

- A not-for-profit organization that provides short-term care to patients discharged from a hospital or emergency room with no place to recuperate.
- Clients must be referred by hospital or emergency room.
- On-site management in a 24-hour safe, structured and monitored environment.
- Up to eight (8) individuals at any given time.
- May include meals, secure storage, refrigeration for medications, medical observation, nursing care and/or supervision.

Single Room Occupancy (SRO)

History

- 1992: No definition of SRO existed in the city's zoning ordinance.
- Zoning Administrator interpreted an SRO use as closely related to a "hotel" or "motel". "Hotel" and "motel" are allowed uses in I-1.





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Single Room Occupancy (SRO)

History

- 1999: The SRO definition and prescribed conditions were added to the Zoning Ordinance.





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Single Room Occupancy (SRO)

- Maximum of 120 rooming units per site; minimum of 11 units.
- Available for rent for periods of seven (7) days or more.
- 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.



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Generalized Permitted Zoning Districts

Special Needs Housing	Single-Family Districts	Multi-Family Districts	Office Districts	Commercial Districts	Industrial Districts
Boarding House	PC	PC	PC	PC	
Commercial Rooming Houses				PC	PC
Group Home	PC up to 6	X up to 10	X up to 10		
Short-term Care Facility			PC	PC	PC
Shelter - Accessory	PC	PC	PC	PC	PC
Shelter - Emergency			PC	PC	PC
Shelter - Homeless				PC	PC
Single Room Occupancy (SRO)				PC	PC

X - Permitted

PC - Permitted with Prescribed Conditions

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



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Single Room Occupancy (SRO)

Prescribed Conditions cont.

- Minimum Room Size 80 sqft. + 50 sqft. for each additional occupant.
- Minimum common open space 5 sqft per rooming unit but not less than 250 sqft.
- Off street parking requirement is space per 5 units



- **Next Meeting Date: May 11, 2010**
- **Next Meeting Objectives**
 - **Review and Compare Regulatory Standards for SROs**
- **Future Meeting Dates: May 20, 2010
June 17, 2010**