

Proposed Changes to Reduce Constraints on Single Room Occupancy (SRO) Projects

PURPOSE

Single room occupancy facilities are a collection of rooms that are rented as affordable to very low or extremely low income persons and are each intended for long term occupancy of not more than two persons. The proposed changes to the Single Room Occupancy (SRO) provisions within the Zoning Code (Section 26-88-125) are intended to encourage the development of more SRO projects of varied sizes. Staff proposes to eliminate the current maximum number of rooms allowed within a large single room occupancy facility in order to encourage additional housing units and make projects more cost effective. The proposed changes will also allow small single room occupancy facilities of 10 rooms or less as a permitted use in urban commercial zone districts.

BACKGROUND

Single room occupancy rooms are required to have a minimum floor area of 150 square feet and a maximum floor area of 300 square feet. Single room occupancy units may have a partial kitchen and/or bathroom facilities. Single room occupancy facility rooms must be rented as affordable to very low- or extremely low-income persons.

Single Room Occupancy (SRO) housing is allowed in urban service areas near transit and services, within the Limited Commercial (LC), Retail and Service Commercial (C2), and Planned Community (PC) zones. Currently, small single room occupancy projects (up to 10 rooms) and large single room occupancy projects (up to 30 rooms) require a use permit, and are capped at a maximum of 30 rooms, except in the PC zone. These limitations are constraints to development of this important housing type because they add uncertainty and significant delay. The changes below will remove constraints and accommodate more SRO units.

SUMMARY OF PROPOSED CHANGES

Permit Requirements: Small single room occupancy projects would be allowed as a permitted use with design review in the Retail Business and Service (C2) Zone and the Limited Commercial (LC) Zone. A use permit would continue to be required for large single room occupancy projects with more than 10 rooms.

Limitations on Use: The current maximum of 30 rooms would be removed; instead, the maximum number of units allowed will be determined based on site specific factors by use permit.

