# Single-Room Occupancy (SRO) ZTA

### STATE HOUSING LAW

Required by Senate Bill (SB) 2 passed in 2007. SB 2 clarifies and strengthens Housing Element law to ensure local zoning ordinances encourage and facilitate the development of emergency shelters including SROs.

- At least one zone must be identified to permit single-room occupancy units without a use permit or other discretionary action.
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of, or conversion to, singleroom occupancy units.
- Single-room occupancy buildings shall only be subject to development and management standards that apply to residential or commercial uses within the same zone district.
- Written and objective standards may be applied as specified in statues, including maximum number of beds, provision of on-site management, length of stay and security.

#### **DEFINITION**

"Single-Room Occupancy (SRO) Residential Hotels" means any building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, a Single-Room Occupancy Residential Hotel does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

#### LOCATION

	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE					
LAND USE TYPES	RS	RM	RA	RF	C1	C2	С3	CPD	HS	ОР	RES	AP	ВР	IN	INP	ΑE	F	FOR	0	TPZ	w
Residential Uses																					
Single-Room Occupancy Residential Hotels (30 or fewer units)		<u>c</u>							MUP		MUP										
Single-Room Occupancy Residential Hotels (30 or more units)		MUP							MUP		MUP										

## **IMPORTANT DEVELOPMENT STANDARDS**

- Minimum size of 150 square feet, maximum of 400 square feet, and maximum of two persons.
- Laundry facilities must be provided.
- 3. Bathroom. An SRO unit is not required to but may contain partial or full bathroom facilities. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- 4. Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. If a kitchen is not provided, at least one common full kitchen must be provided per floor.