

17.50.300 – Single Room Occupancy (SRO) Facilities

- A. **Limited Commercial (CL) district.** Notwithstanding the provisions of Section 17.76.030, existing nonconforming single-room occupancy residential in the Limited Commercial (CL) zoning district may be altered to comply with the following single-room occupancy residential development standards without obtaining a Conditional Use Permit.
- B. **Site area per unit.** Site area per unit standards shall not apply to single-room occupancy facilities.
- C. **Unit size and occupancy.** The minimum size of a unit shall be 150 square feet and the maximum size shall be ~~220~~ 375 square feet which may include bathroom and/or kitchen facilities.
- D. **Common area.** A minimum of 10 square feet for each unit or 250 square feet, whichever is greater, shall be provided for a common area. All common area shall be within the structure. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the Zoning Administrator may be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.
- E. **Management.** A single-room occupancy management plan shall be submitted to, reviewed, approved and enforced by the Housing Administrator of the Housing and Development Department. The management plan shall be approved before issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures and staffing needs including job descriptions. The approved management plan shall be in recordable form as approved by the City Attorney and recorded before issuance of a Certificate of Occupancy. A 24-hour resident manager shall be provided for any single-room occupancy use with 12 or more units.
- F. **Development regulations.** Each single-room occupancy facility shall comply with all applicable commercial development standards for the applicable zoning district.
- G. **Parking.** See Chapter 17.46 (Parking and Loading).
- H. **Kitchen facilities.** Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.

- I. **Bathroom facilities.** For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

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