

# Single-Room Occupancy Residential Units (SRO)

## STATE HOUSING LAW

The Placer County Board of Supervisors amended the Zoning Ordinance on June 4, 2013 to bring the County into compliance with Senate Bill (SB) 2 passed in 2007. SB 2 clarified and strengthened Housing Element law to ensure local zoning ordinances encourage and facilitate the development of emergency shelters and other types of low-income and special needs housing 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, single-room 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 statutes, including maximum number of beds, provision of on-site management, length of stay and security.

## DEFINITIONS

“**Single-Room Occupancy (SRO) Residential Unit**” means any building containing five or more 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 their primary residence. The individual units may lack either cooking facilities or individual sanitary facilities, or both, and shall meet currently adopted California Building Code R-2 occupancy classification requirements.

“**Boarding and Rooming House**” means any building, or dwelling, or portion thereof with access provided through a common entrance, for the renting of individual bedrooms to five or more people with a property owner or other manager that resides in the residence. Boarding of four or fewer renters is not considered to be a land use different from a single-family dwelling.

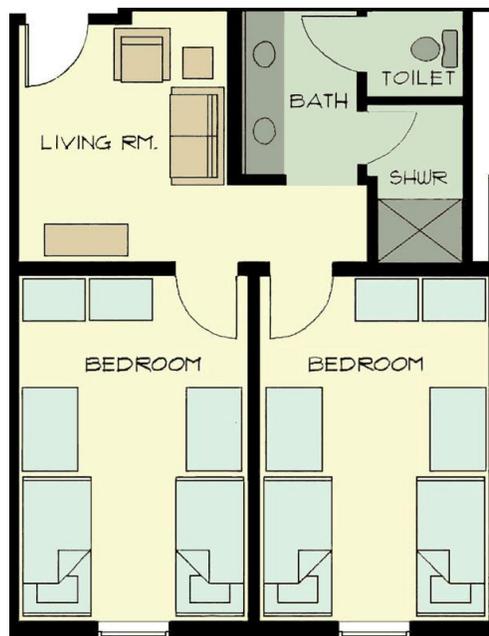
## LOCATION

	RESIDENTIAL				COMMERCIAL						INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE						
LAND USE TYPES	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
<b>Residential Uses</b>																					
<u>Single-Room Occupancy Residential Units (30 or fewer units)</u>		MUP			MUP	CUP		CUP	C		C										
<u>Single-Room Occupancy Residential Units (31 or more units)</u>		MUP			MUP	CUP		CUP	MUP		MUP										



## DEVELOPMENT STANDARDS FOR SROs

1. Minimum unit size of 150 square feet, maximum of 400 square feet, and occupancy limited to two persons.
2. Laundry facilities must be provided – one washer and one dryer for every 20 units or fraction thereof, with at least one washer and dryer per floor.
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.
5. Each unit must have a separate closet.
6. Parking: one parking space for each SRO unit, one space of an on-site manager where required, and one parking space for each additional employee.
7. Tenancy of SRO units shall not be for less than 30 days.



*SRO units come in a variety of configurations.*

**For more information, please contact Cathy Donovan, Housing Specialist:**  
530.745.3170 / [cdonovan@placer.ca.gov](mailto:cdonovan@placer.ca.gov)