

**County of Sonoma**  
**SINGLE ROOM OCCUPANCY FACILITIES (SROs)**

**PURPOSE**

Single Room Occupancy (SRO) facilities are intended to provide housing opportunities in selected commercial zones for very low income one or two person households that cannot typically afford apartments. Development Standards are intended to ensure affordability and to address neighborhood compatibility and facility management issues.

**APPLICABILITY**

Small and large SRO facilities would be allowed in the Limited Commercial (LC), Retail Business (C2), and Planned Community (PC) Zoning Districts. SRO facilities in the PC District are only allowed on sites that are designated commercial on the General Plan.

**PERMIT REQUIREMENTS**

A Use Permit is required. Notification to property owners within 300-feet and a public hearing before the Board of Zoning Adjustments (BZA) are required procedures for the Use Permit. Design Review Committee review and approval is also required for new construction.

**DEVELOPMENT STANDARDS**

**All SRO Facilities:**

- No transient occupancy. Units must be occupied as the primary residence of the tenant.
- Maximum 30 units per site in LC or C2. Larger facilities may be allowed in the PC zone.
- Minimum unit size of 150 square feet for single person occupancy and 220 square feet for two (2) person occupancy.
- Laundry facilities must be provided on-site, unless public facilities are available nearby.
- Adequate parking and storage must be provided for residents.
- A manager's office (2-9 rooms) or unit (10 or more rooms) is required. A management plan is required for any facility with two (2) or more SRO units.
- Must meet ADA requirements, as determined by the Building Official.

**Small SRO Facilities (<10 units):**

- Maximum unit size of 400 square feet
- Individual or shared bathrooms and kitchens

**Large SRO Facilities (10 or more units):**

- Maximum unit size of 300 square feet
- Individual or shared bathrooms
- Shared kitchen only