

## Exhibit A

### Title 17. Zoning regulations

#### Chapter 17-06. REGULATIONS THAT APPLY TO SPECIFIC USES

##### § 17.06.184.6 Single Room Occupancy (SRO) Facilities.

- A. General Provisions. The provisions of this section are intended to expand affordable housing opportunities in selected zones for lower-income one- or two-person households. Where allowed by 17.06.184.7(C), Single Room Occupancy (SRO) Dwelling Units and Facilities shall comply with all requirements of this section.
- B. Definitions. For the purposes of this section, the following words and phrases shall have the following meanings:
  1. **Single Room Occupancy (SRO) Facility.** A multi-family residential building that contains at least two Single Room Occupancy (SRO) Dwelling Units, common (vs private) gathering or open space areas, laundry facilities, a management office, and ancillary facilities necessary to maintain the SRO facility. Full cooking, eating, and bathroom facilities shall be provided if each SRO Dwelling Unit does not contain full bathroom and cooking and eating facilities.
  2. **Single Room Occupancy (SRO) Dwelling Unit.** A residential dwelling unit located in a Single Room Occupancy (SRO) Facility that has a minimum floor area of 150 square feet for single person occupancy, 220 square feet for two-person occupancy, and a maximum floor area of 350 square feet. Each SRO Dwelling Unit shall contain a closet, and a partial or full bathroom sanitation facility. A partial bathroom shall have at least a toilet and a sink; a full facility shall have a toilet, sink, and bathtub, shower, or bathtub/shower combination. An SRO Dwelling Unit shall accommodate a maximum of two persons.
- C. Location. A Single Room Occupancy Facility may be proposed in the R-M, N-C, R-C, C-T, M-1, and M-2 Principal zones, and any location where emergency homeless shelters are allowed.
- D. Required approvals. Project review and approval. SRO Facilities are principally permitted uses in the R-M, N-C, and R-C zones, and any location where emergency homeless shelters are allowed. SRO Facilities proposed in the C-T, M-1, and M-2 zones require an approved Conditional Use Permit in compliance with Section 17.07.060. SRO Facilities are prohibited in all other zones. SRO Facilities require Design Review approval pursuant to 17.07.100 unless they are found compliant with the City's multifamily design standards in which case they are exempt from the Design Review requirement.
- E. Development standards.
  1. Single Room Occupancy Facilities. Single Room Occupancy (SRO) Facilities are subject to the density, open space, and setback requirements of the R-M zone.
    - a. Height Regulations. Maximum height limit, except as provided for in FMC 17.05.070:

- i. One foot in building height for every foot of setback from any property line adjacent to developed single-family uses or undeveloped single-family zoning districts, up to a maximum of the lesser of 40 feet or three stories;
    - ii. Two feet in building height for every foot of setback from any property line adjacent to developed two-story single-family uses, up to a maximum of the lesser of 40 feet or three stories.
  - b. Management. Twenty-four-hour on-site management must be provided at an SRO Facility with seven (7) or more units and shall include a dwelling unit designated for the manager. An SRO Facility with less than seven (7) units shall provide an on-site management office. Facility management shall have at least 24 hours of onsite office hours per week, and a minimum of three (3) days per week. Office hours shall be within the time range of 7:00 AM and 8:00 PM.
  - c. Management Plan. A Management Plan shall be submitted with the required conditional use permit for an SRO Facility for approval by the Planning Commission. The Management Plan shall contain management policies and operations, rental procedures and rates, tenant screening procedures, procedures for handling tenant grievances, maintenance plans, residency and guest rules and procedures, security procedures, and staffing expectations.
  - d. Parking. Off-street parking shall be provided at a rate of at least one (1) covered space per SRO Dwelling Unit, one (1) dedicated parking space for the manager, and must comply with all FMC parking design standards. In lieu of covered parking, enclosed, lockable storage areas at least six (6) feet in height and 12 square feet in area may be provided per unit. On-site covered, secure bicycle parking shall be provided at a rate at least one (1) space per SRO Dwelling Unit.
  - e. Bathroom facilities. Each SRO Dwelling Unit shall be equipped with a private toilet in an interior-locking enclosed compartment that is no less than 15 square feet in area. If private bathing facilities (bathtub, shower, or bathtub shower combination) are not provided for each SRO Dwelling 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.
  - f. Common Area. Single Room Occupancy Facilities shall provide interior common space at a rate of 10 square feet per SRO Dwelling Unit or 300 square feet in total, whichever is greater. Interior common space shall not include janitorial storage, laundry facilities, closets, bathrooms, kitchen facilities, or common hallways.
2. Single Room Occupancy Dwelling Units
  - a. Unit Size. An SRO Dwelling Unit shall have a minimum floor area of 150 square feet for single person occupancy, 220 square feet for two-person occupancy, and a maximum floor area of 350 square feet.

- b. Occupancy. An SRO Dwelling Unit with 150 square feet to 219 square feet in floor area shall have a maximum occupancy of one (1) person. An SRO Dwelling Unit with 220 square feet to 350 square feet in floor area shall have a maximum occupancy of two (2) persons.
  - c. Tenancy. SRO Dwelling Units require occupancy of no less than 30 days and shall not be used as short-term rentals. SRO tenants shall not have an additional residential address other than the address of the SRO Facility in which the SRO Dwelling Unit is located.
  - d. Bathroom facilities. An SRO Dwelling Unit must contain a partial bathroom facility and may contain a full bathroom facility. A partial bathroom facility includes at least a toilet in an interior-locking enclosed compartment that is no less than 15 square feet in area. and a sink. A full bathroom facility includes a toilet, sink, and bathtub, shower or bathtub/shower combination. Toilet and bathing facilities must be located in enclosed compartments with interior locking doors.
  - e. Kitchen. An SRO Dwelling Unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink with hot and cold running water, a refrigerator, and a stove, range top or oven. A partial kitchen is missing at least one of these appliances.
  - f. Closet. Each SRO Dwelling Unit shall have at least one closet measuring not less than 30 cubic feet.
  - g. Code compliance. SRO Dwelling Units shall comply with all **California Building Code** and Fortuna Municipal Code regulations, and development and performance standards.
  - h. Accessibility. SRO Dwelling Units shall comply with all applicable accessibility and adaptability requirements including common areas.
- F. Existing structures. An existing structure may be converted to an SRO Facility, consistent with the provisions of this Section.