

Article 4

PERMISSIBLE USES

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ORDINANCE NO. #-2025

Table of Contents

		Page No.
Section 1	<i>Use Charts (Explanation)</i>	2
Section 2	<i>Accessory Uses and Structures</i>	3
Section 3	<i>Non-Residential Use of Modular Structures</i>	3
Section 4	<i>Earth Satellite Dishes</i>	4
Section 5	<i>Non-Commercial Radio Towers</i>	5
Section 6	<i>New and Unlisted Uses</i>	5
Section 7	<i>Permanent Cosmetics/Piercing Salons</i>	6
Section 8	<i>Beer and Wine Sales and Drive Through/Drive Up Retail Sales and Services</i>	6
Section 9	<i>Small Wind Energy Systems</i>	9
Section 10	<i>Natural Gas Compressor Stations</i>	15
Section 11	<i>Check Cashing, Pay Check, and Car Title Loan Business</i>	17
Section 12	<i>Temporary Batch Plants</i>	19
Section 13	<i>Correctional Facilities</i>	21
Section 14	<i>Multi-Purpose Special Event Centers</i>	22
Section 15	<i>Restaurant with an Event Space</i>	23
Section 16	Lodging Facilities	23
Section 17	<i>Variety Stores</i>	26
Section 18	<i>Commissary</i>	27
Section 19	<i>Electric Vehicle Charging Stations</i>	28
Section 20	<i>Battery Energy Storage Systems</i>	28
Section 21	<i>Smoke Shop</i>	28
Section 22	<i>Land Use Chart</i>	30

space.

- 4.15.6 The associated restaurant, including the commercial kitchen, shall account for at least 50% of the total area.

SECTION 16 – LODGING FACILITIES

4.16.1 Chain Scale Rating

- a. All new hotels, as well as those which are under construction on or after December 17, 2019, shall be classified as one of the following use types based on a hotel’s chain scale rating. In order to be classified as a Luxury Hotel, an Upper-Upscale Hotel, and Upscale Hotel, an Upper-Midscale Hotel, a Midscale Hotel, or an Economy Hotel, a hotel must be associated with a hotel brand rated at the corresponding scale level in the most recent listing of chain scale ratings published by STR, Inc. An Extended-Stay Residence Hotel is a sub-classification of a hotel classified by chain scale rating.

1. If STR, Inc., ceases to publish chain scale ratings for hotels, another rating entity may be used by the Director of Development Services or designee. The “Average Daily Rate” shall be used when assessing the chain scale of hotels.

2. A franchise agreement or similar contract from a hotel brand must be provided to the Director of Development Services or designee, with enough information to ascertain compliance with this ordinance prior to issuance of any development permit associated with the hotel project.

3. A Certificate of Occupancy may only be issued for a hotel that is associated with a hotel brand rated with the appropriate chain scale rating above.

4. Any existing hotel not classified in the most recent listing of chain scale ratings published by STR, Inc., shall be classified as an Independent Hotel.

5. Except as provided in this Section, no Certificate of Occupancy shall be approved for a hotel that is not classified by a chain scale rating.

4.16.2 General Design Standards for All Hotels

The design standards of this section shall apply to all hotels.

- a. Entry Features

1. The site shall be accessible from a public sidewalk and employ landscaping that is maintained in a healthy condition complementary to the streetscape and forming an entry feature with flowering perennial plants, seasonal color, or some combination.

2. All public building entrances shall incorporate arcades, roofs, alcoves, porticos, and awnings that protect pedestrians from the sun and inclement weather. This requirement shall not apply to loading areas.

3. Primary building entrances shall be defined and treated as a signature element of the building and articulated with architectural elements such as pediments, columns, porticos, and overhangs.

4. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk, with an area for temporary parking of at least two vehicles underneath the covered area for guests checking in and out.

5. All hotels shall provide at least one additional design element such as, but not limited to, a water feature, sculpture, or public art at the building entrance. Any such design element shall be constructed or fabricated to a size proportional to the primary building entrance.

b. Site Design

1. All landscaping shall be provided in accordance with this section, Article 8 – Landscaping and Screening, and Appendix F – Corridor Overlay District Standards, if applicable.

2. Pedestrian connectivity shall be provided between the parking area of the hotel and adjacent uses, such as restaurants or retail.

3. All outside equipment such as air conditioners, pool equipment, satellite dishes, etc., shall be screened from view by a masonry screening wall and landscaping. Individual portable window-mounted air conditioning units are prohibited. Packaged Terminal Air Conditioners (PTAC) are allowed.

4. Hotels shall conform to Crime Prevention Through Environmental Design (CPTED) principles by providing unobstructed visibility in all public areas, open space areas, and driveway entrances from public streets, driveway intersections, and parking lots. Building and site lighting shall be employed to create safe and secure public areas while illuminating only those areas for which lighting is designed, and shall be designed to reduce glare and not spill over to adjacent properties or uses.

5. Parking Lot Lighting. Parking lots shall have exterior lighting in all publicly accessible areas without needlessly lighting adjacent properties or developments. All lighting shall be controlled by a photocell or seasonally-adjusted timer switch. Lighting fixtures that have been identified as non-operable shall be repaired to an operable state within 72 hours.

c. Building Design

1. Access to guest rooms shall be restricted exclusively to interior corridors, with access exclusively from the main entrance of the building or through entryways individually equipped with some form of security-controlled access system.

2. The hotel operator shall install and maintain, in proper working order, surveillance cameras in each interior hallway and lobby/lounge area, in each parking area so as to provide visibility to all parking spaces on site, and at each exterior door. The cameras shall be placed to provide visibility to the exterior of the building. Monitors shall be provided for security and other hotel

personnel so that on-site activities are viewable at all times. Surveillance cameras shall be in operation 24 hours a day and records of images recorded shall be kept a minimum of 30 days.

d. Amenities

1. All hotels shall contain amenities available for the use of all guests, including, but not limited to, the following:

Tier 1 : Economy, Midscale, Independent, and Extended-Stay Residence Hotels shall provide all Tier 1 amenities.

- (a) Wifi connectivity in all guest rooms and common areas;
- (b) Daily in-suite trash and linen service for all guests;
- (c) Lobby/waiting area with a minimum floor area of 2% of the overall building floor area;
- (d) For hotels with up to 120 rooms, an indoor or outdoor pool with a water surface area of at least ~~1,000~~ 3,000 square feet. For hotels with more than 120 rooms, an indoor or outdoor pool with a water surface area of at least ~~1,000~~ 3,000 square feet;
- (e) For hotels with up to 120 rooms, a fitness center measuring at least 500 square feet. For hotels with more than 120 rooms, a fitness center measuring at least 800 square feet;
- (f) In-suite coffee and beverage facilities;
- (g) Service of at least one meal per day;

~~Economy, Midscale, Independent, and Extended-Stay Residence Hotels shall provide all Tier 1 amenities.~~

Tier 2 (Must provide all Tier 1 amenities or equivalent) : Items (b) and (c) are required for all Extended-Stay Residence Hotels. Midscale hotels shall provide at least one (1) Tier 2 amenity; Upper-Midscale hotels shall provide three (3) Tier 2 amenities; Upscale hotels shall provide all Tier 2 amenities.

- (a) Lobby/waiting area with a minimum floor area of 3% of the overall building floor area;
- (b) Outdoor park or landscaped common area measuring at least 5% of the overall building square footage. The common area shall contain one or more activation features such as sports and games, barbecue grills, shaded lounge areas, playground, pet walk, or similar active or passive recreation features;
- (c) Service of at least one meal per day plus a snack bar or concessions area serving non-processed foods;
- (d) At least 10,000 square feet of meeting space or other programmable space;
- (e) One or more electric vehicle charging stations;

(f) Permeable pavement equivalent to 1 permeable space per ten (10) required spaces;

~~Items (b) and (c) are required for all Extended-Stay Residence Hotels. Midscale hotels shall provide at least one (1) Tier 2 amenity; Upper-Midscale hotels shall provide three (3) Tier 2 amenities; Upscale hotels shall provide all Tier 2 amenities.~~

Tier 3 (Must provide all Tier 1 and 2 amenities or equivalent) : Upper-Upscale hotels shall provide item (h) and at least one (1) other Tier 3 amenity, Luxury hotels shall provide item (h) and at least three (3) other Tier 3 amenities.

(a) One or more full-service restaurants, as defined in Article 30, with direct access to the hotel lobby or shared interior corridor. Three meals must be served daily and room service must be made available to hotel guests;

(b) At least 20,000 square feet of meeting space or other programmable space;

(c) Retail space with a public storefront;

(d) Rooftop patio or common area with drink service. "Rooftop" is defined as a finished surface at least partially open to the sky above one or more habitable hotel floors;

(e) Corner rooms with windows providing for multiple viewing angles;

(f) Lobby with an indoor active water feature or substantial art feature, and an unobstructed ceiling height of at least 20 feet;

(g) Valet parking or structured parking available to all guests;

(h) Height of six (6) or more stories.

~~Upper-Upscale hotels shall provide item (h) and at least one (1) other Tier 3 amenity, Luxury hotels shall provide item (h) and at least three (3) other Tier 3 amenities.~~

e. Limits on Concentration of Hotels

Subject to Council approval, any site on which a hotel is proposed may not cause the concentration of similar hotels within a one (1) mile radius to exceed the following:

Hotel Classification	Maximum number of hotels allowed within 1 mile
Extended-Stay Residence Hotel	2, or more than 250 rooms
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation

f. Loss of Nonconforming Status

1. If a nonconforming hotel use on a particular parcel shall cease operation for a period of more

than 6 months, then such nonconforming use shall be deemed to be permanently abandoned and shall not be reinstated on that parcel or any other parcel in any district which does not permit the discontinued use. For the purposes of this paragraph, to “cease operation” shall mean to intentionally abandon the nonconforming use. The temporary suspension of a use shall not constitute abandonment, provided the property is not used during the period of suspension for any other purpose. The preceding provision shall apply in all cases except those specified.

2. If (1) a non conforming hotel structure or (2) a structure occupied by a nonconforming hotel use is destroyed, it may not be rebuilt unless the structure or use is rebuilt in conformance to all the provisions of this Section 4.15. For purposes of this section, a structure is destroyed if it has suffered damage, neglect, disrepair, or impairment in excess of 50% of its reasonable value. If such a structure is not destroyed, reconstruction will be permitted, but the size or function of the nonconforming structure, or any nonconforming use occupying the structure, cannot be expanded.