

Current Definition

Sec.9.1.3. Defined Terms

Hotel/motel means an establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants, bars, and recreational facilities.

Hotel/motel, extended stay, means any building containing six or more guest rooms rented or leased for sleeping purposes for periods less than one month, but in excess of one week, and that contain kitchen facilities for food preparation, including, but not limited to, refrigerators, stoves, and ovens.

Recommended Definition

Sec.9.1.3. Defined Terms

- ▶ **Hotel** means an establishment providing transient lodging accommodations to the general public, and may provide additional services such as restaurants, in-building check-in/check-out services, meeting rooms and recreation facilities. Held out to the public to be a place where temporary lodging of thirty (30) days or less is offered for pay to guests and is not intended for long term occupancy.
- ▶ **Motel** means an establishment providing transient lodging accommodations containing six (6) or more rooms with at least twenty five percent (25%) of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building. Held out to the public to be a place where temporary lodging of thirty (30) days or less is offered for pay to guests and is not intended for long term occupancy.
- ▶ **Extended Stays - hotel or motel** means an establishment providing transient lodging accommodations, generally marketed to long-term visitors on a temporary basis, which contains kitchen facilities within individual units. Kitchens may include, but are not limited to counters, refrigerators, stoves, and ovens.
- ▶ **Bona fide employee** means a person who works in the service of a hotel or motel (the employer) under a contract of hire, whether express or implied, where the employer has the power or right to control or direct the details of what work is to be performed and the manner in which that work is to be performed.

Current Overlay Use Table

Sec. 3.1.6. - Overlay use table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Conservation Overlay
"Key: P - Permitted use Pa - Permitted as an accessory <u>Use</u> SA - Special administrative permit <u>required</u> SP - Special Land Use Permit (SLUP) <u>required</u> X - Prohibited Use	T1	T2	T3	T4	T5*	T6*	T1	T2	T3	
							In Mixed Use	In Mixed Use	In Mixed Use	
* Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.										
Live/work unit	P	P	P	P						
Mobile home park										
Accessory uses or structures	Pa	Pa	Pa	Pa						
Housing and Lodging										
Bed and breakfast establishments	P	P	SP	P	P					
Boarding/Rooming house	P	P	P							
Child care home, up to 5	P	P	P	P						
Child care facility, 6 or more	P	P	P	P						
Child day care center	P	P	P	P	P					
Convents or monasteries	P	P	SP							
Dormitory	Pa	Pa	Pa	Pa						
Extended stay/motel	SP	SP	SP	SP			X	X	X	X
Fraternity house or sorority house	P	P	P	SP						
Hotel/Motel	X	X	X	X	X		P	P	P	
Nursing care facility or hospice	P	P	P	P						
Party House	X	X		X	X					
Personal care facility, 7 or more	P	P	P	P	P					
Personal care home, up to 6	P	P	P	P	P					
Senior housing	P	P	P	P						
Shelter for homeless persons, 7-20	SP	SP	SP	P						
Shelter for homeless persons for no more than six (6) persons	SP	SP	SP	SP						
Short Term Vacation Rental										
Transitional housing facility, 7-20	SP	SP	SP	P						

Recommended Overlay Use Table

Sec. 3.1.6. - Overlay use table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Conservation Overlay
""Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) requiredX - Prohibited Use	T1	T2	T3	T4	T5*	T6*	T1	T2	T3	
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Live/work unit	P	P	P	P						
Mobile home park										
Accessory uses or structures	Pa	Pa	Pa	Pa						
Housing and Lodging										
Bed and breakfast establishments	P	P	SP	P	P					
Boarding/Rooming house	P	P	P							
<u>Child care</u> home, up to 5	P	P	P	P						
<u>Child care</u> facility, 6 or more	P	P	P	P						
<u>Child day care</u> center	P	P	P	P	P					
Convents or monasteries	P	P	SP							
Dormitory	Pa	Pa	Pa	Pa						
Fraternity house or sorority house	P	P	P	SP						
Hotel	P	SP	X	X	X		P	P	P	
Nursing care facility or hospice	P	P	P	P						
Party House	X	X	X	X	X					
Personal care facility, 7 or more	P	P	P	P	P					
Personal care home, up to 6	P	P	P	P	P					
Senior housing	P	P	P	P						
Shelter for homeless persons, 7-20	SP	SP	SP	P						
Shelter for homeless persons for no more than six (6) persons	SP	SP	SP	SP						
Short Term Vacation Rental										

What changed?

- ▶ Extended Stays are prohibited in all Tiers of the Stonecrest Overlay District
- ▶ Motels are prohibited in all Tiers of the Stonecrest Overlay District
- ▶ Hotels are permitted in Stonecrest Tier 1 Overlay District
- ▶ Hotels are permitted with a Special Land Use Permit (SLUP) in Stonecrest Tier 2 Overlay District

Current Sec. 4.2.26. - Extended stay motels/hotels

Sec. 4.2.26. Extended stay motels/hotels.

Extended stay motels/hotels shall meet the following requirements:

- A. Extended-stay motels/hotels shall have no more than 25 guest rooms per acre.
- B. Each guest room must have a minimum of 300 square feet and access with a magnetic keycard entry/locking device.
- C. Extended-stay hotels/motels shall not be more than four stories in height.
- D. Extended-stay hotels/motels must be constructed on a tract of land containing at least two acres.
- E. Extended-stay hotels/motels must contain an enclosed, heated and air-conditioned laundry space containing a minimum of three clothes washers and three clothes dryers for the use of guests.
- F. Extended-stay hotels/motels must provide a minimum of 1,000 square feet for recreational use by guests. In computing the 1,000 square feet requirement, swimming pools, fitness or recreation centers and other recreational facilities may be used in determining the square footage required by this subsection.
- G. Management must be on the property 24 hours a day, seven days a week.
- H. Daily maid service must be included in the standard room rate.
- I. Parking areas must have security fencing and lighting with a minimum luminescence of one footcandle at pavement level.
- J. No extended stay motel/hotel may be located within 1,000 feet of another extended stay motel/hotel.
- K. Change of location or name.
 - 1. No applicant shall operate, conduct, manage, engage in, or carry on an extended-stay motel/hotel under any name other than his name and the name of the business as specified on the occupation tax certificate.
 - 2. Any application for an extension or expansion of a building or other place of business where an extended-stay motel/hotel is located shall require inspection and shall comply with the provisions and regulations of this article.
 - 3. The applicant shall pay an administrative fee to be set by the city council to apply for a change of name for an extended-stay motel.

(Ord. of 8-2-2017, § 1(4.2.26))

Recommended Sec. 4.2.26. - Extended stay – motels or hotels

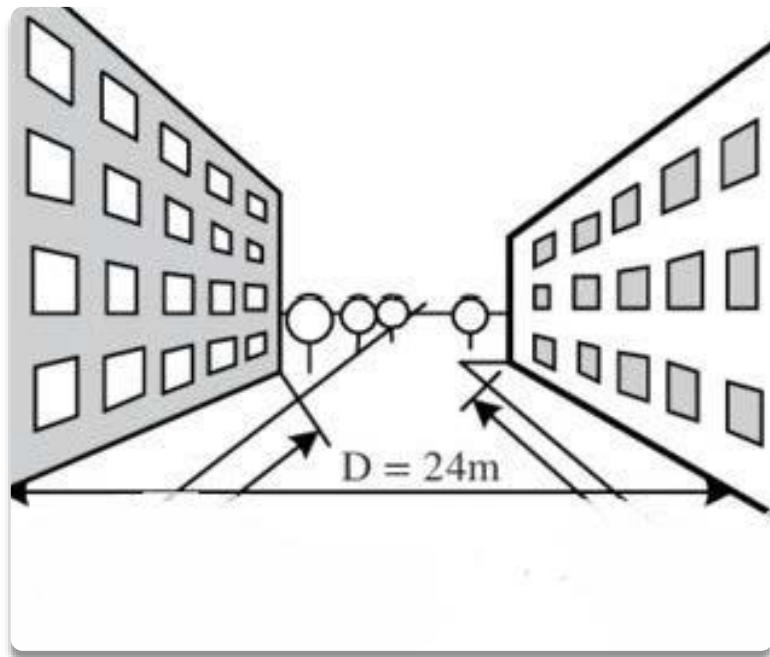
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- G. Management must be on the property 24 hours a day, seven days a week.
- H. Daily maid service must be included in the standard room rate.
- I. Parking areas must have security fencing and lighting with a minimum luminescence of one footcandle at pavement level.
- J. No extended stay motel/hotel may be located within 500 feet of another extended stay motel/hotel.
- K. Change of location or name.
 - 1. No applicant shall operate, conduct, manage, engage in, or carry on an extended-stay motel/hotel under any name other than his name and the name of the business as specified on the occupation tax certificate.
 - 2. Any application for an extension or expansion of a building or other place of business where an extended-stay motel/hotel is located shall require inspection and shall comply with the provisions and regulations of this article.
 - 3. The applicant shall pay an administrative fee to be set by the city council to apply for a change of name for an extended-stay motel.

(Ord. of 8-2-2017, § 1(4.2.26))

What changed?



- Distance between Extended stay – motels or hotels decreased from 1,000 feet to 500 feet.

Hotels and motels shall meet the following requirements:

- a. Hotels are prohibited from providing lodging at an hourly rate.
- b. No hotel or motel located within the city shall allow any person to occupy such hotel or motel for more than thirty (30) consecutive days, nor more than sixty (60) days during a one hundred eighty-day period. No patron shall begin a new rental agreement with a hotel or motel without at least a two-day vacancy between stays.
- c. Notwithstanding the provisions of subsection 13-202(b), a hotelier may designate no more than three (3) rooms for the purpose of allowing any number of bona-fide employees and their families to reside on the premises. Rooms designated for employee residences must be clearly marked as distinct rooms from those held out for rent to the public and, where practical, must be located adjacent to other rooms designated for employee residences. Rooms designated for employee residences may not be held out for rent to the public.
- d. Notwithstanding the provisions of subsection 13-202(b), a stay more than thirty (30) consecutive days or more than sixty (60) days during a one hundred eighty-day period may occur under the following circumstances:
 1. Where there is a written contract or documented agreement between a hotel or motel and a business, corporation, firm, or governmental agency to house employees or individuals on valid work orders;
 2. Where there is written documentation, consistent with HIPAA privacy rules, that a hotel or motel guest is considered family or is providing care for a patient who is admitted at a local hospital or is undergoing hospice care; or
 3. Where an insurance company or federal, state, or local agency has provided documentation that a hotel or motel guest has been displaced from their home by a natural disaster or fire.
- e. For any hotel or motel permitted for construction after April 11, 2022, any public-facing entry points to the premises must require a magnetic or electronic keycard/locking device for access. Public-facing entry points shall be locked between the hours of 9:00 p.m. and 6:00 a.m. and shall be equipped with an alarm or other device that will alert hotel or motel security or other employees that the door has been opened. These requirements are not applicable to entry points that enter directly into the lobby of the hotel or motel as long as the lobby is manned by a bona fide employee twenty-four (24) hours a day. These requirements are also not applicable to entry points that enter directly into a banquet hall, conference room, or other facility utilized for a special event or meeting hosted by a hotel or motel as long as there is a bona fide employee staffing the banquet hall, conference room, or other facility utilized for the duration of that event.
- f. No hotel or motel may be located within 500 feet of another hotel or motel.

Recommended Sec. 4.2.64. – Hotels and Motels

What changed?

- ▶ Implemented regulations for hotels and motels