

STATE OF GEORGIA

TOWN OF TYRONE

ORDINANCE

NO. 2023-13

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF TYRONE, GEORGIA; TO ESTABLISH PROVISIONS PERTAINING TO CONDITIONS FOR HOTELS; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF TYRONE AND IT IS HEREBY ENACTED PURSUANT TO THE AUTHORITY OF THE SAME THAT THE ZONING ORDINANCE OF THE TOWN OF TYRONE AS IT PERTAINS TO CONDITIONAL USES (ARTICLE VII OF CHAPTER 113) IS AMENDED AS FOLLOWS:

Section 1. By renumbering Paragraphs (43) through (68) of Subsection (b) of Section 113-190, pertaining to “Conditional use approval”, of Article VII of Chapter 113 as Paragraphs (44) through (69), respectively, and by adding a new Paragraph (43) to Subsection (b) of Section 113-190 of Article VII of Chapter 113, to be numbered and read as follows:

- (43) Hotels (including motels, lodging houses, inns, tourist courts, and extended stay hotels):

- a. Minimum lot size – 3 acres;
- b. A minimum 100’ buffer shall separate the development from residential or AR zoning districts;
- c. Exterior lighting shall be designed to be completely downward facing and shielded to prevent light spillage onto neighboring residential or mixed-use properties;
- d. Service entrances, loading docks, and garbage collection areas shall not be located adjacent to residential property lines and shall be screened with landscaping or architectural features;
- e. Windows, balconies, and rooftop amenities such as pools or lounges facing any residential district shall be designed to be screened from direct line of sight into neighboring residential properties. A line-of-sight study may be required;
- f. Hotels shall be required to provide main access to all guest rooms through a lobby of at least one thousand (1,000) square feet;
- g. All guest rooms shall be accessed through an interior hallway and shall not have direct access to the exterior of the building unless required by fire safety regulations;
- h. Outside storage or long-term parking of over 24 hours of heavy equipment or construction or related equipment shall be prohibited;
- i. No business shall be allowed to operate from a guest room within a hotel;
- j. If within 300’ of residentially-zoned properties, hotels shall implement noise-control measures, such as soundproofing assembly areas and

soundproofing or restrictions on outdoor assembly activities during the hours of 9:00 p.m. to 8:00 a.m.;

- k. No guest rooms shall be utilized for continuous occupancy by a single guest beyond 30 days and only one such stay may occur during any given 60-day period; and
- l. ~~Guest rooms shall not include facilities for the preparation of food such as an oven. This excludes the use of cooktop stoves, mini-fridges and microwaves.~~

No hotel under these provisions shall have more than 30% of guestrooms which have facilities for the preparation of food by guests to include cooktop stoves, ovens, convection ovens, or ranges. This excludes mini-fridges and microwaves. All guestrooms which have such facilities shall have a minimum of four hundred square feet (400 sq.ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq.ft.) of floor area shall be required.

Section 3. This ordinance shall become effective immediately upon its adoption by the Mayor and Council for the Town of Tyrone.

Section 4. All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. In any event any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not a part thereof. The Council hereby declares that it would have passed the remaining parts of this Ordinance if it had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.


SO ENACTED this 2 day of November, 2023.

MAYOR AND COUNCIL OF THE
TOWN OF TYRONE

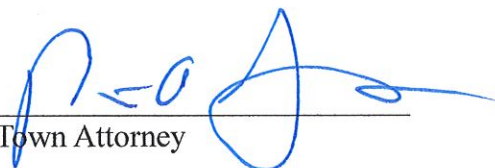
By: 
Eric Dial, Mayor

(SEAL)

ATTEST:


Dee Baker, Town Clerk

Approved as to form:


Town Attorney