Zoning Text Amendment - Hotel Update
Text Mark-ups

a. Amend Sec. 7-2-5. - Definitions. as follows:

Hotel, small means a commercial lodging establishment, under single management with on-site supervisory personnel, containing seven to 35 guest rooms offered to the general public for transient lodging accommodations and which may contain ancillary facilities or services such as ~~restaurants, bars, coffee shops~~ dining areas, exercise rooms, swimming pools, ~~spas~~ and meeting rooms. This definition shall not include extended stay hotels.

Hotel, large means a commercial lodging establishment, under single management with a dedicated lobby and on-site supervisory personnel present 24 hours a day, seven days a week, containing 36 or more guest rooms offered to the general public for transient lodging accommodations and which contains in-house staff and facilities for housekeeping. Large hotels may also contain ancillary facilities or services such as laundry, ~~restaurants, bars, coffee shops~~ dining areas, exercise rooms, swimming pools, ~~spas~~ and meeting rooms. This definition shall include extended stay hotels.

Hotel, extended stay means a ~~commercial lodging establishment, under single management commonly with on-site supervisory personnel, containing two or more individual units each providing accommodations for sleeping, sanitation and a kitchen and which may contain ancillary facilities or services such as restaurants, bars, coffee shops, exercise rooms, swimming pools, spas and meeting rooms.~~ large hotel, under single management, containing 36 or more individual units or suites, each providing accommodations for sleeping, sanitation and a kitchen.

b. Amend Sec. 7-8-18(f)(9). *Parking/loading standards*. as follows:

(9) *Parking/loading standards.* If provided, loading facilities shall be placed along alleys or streets not identified on the Key Pedestrian Streets map (found at the end of this section) when available. There shall be no requirements for off-street parking in the Central Business District except for hotels, with all required parking to be provided on-site. No parking is allowed between the building and any abutting street.

Parking garages placed on a key pedestrian street shall provide a full habitable story and use along the street-side façade(s) with a minimum depth of 15 ~~20~~ feet and an average minimum depth of 20 feet, or shall comply with the design and operation

standards for openings and design organization requirements for new construction.

c. Amend the first sentence of Sec. 7-9-7(f). *Review*. to read as follows:

(f) *Review.* Developments within the hotel district shall follow the processes outlined in Article V of this Chapter except that all hotels or mixed-use developments that include a hotel as a primary use, may be reviewed as a Level I or Level II provided the total square footage of the uses other than the hotel are less than 100,000 square feet:

d. Amend Sec. 7-9-7(g)(2)(c). *Mix of uses and ground floor activation*. as follows:

c. *Mix of uses and ground floor activation.* For buildings with a width greater than 50 feet, and when located in the Central Business District or the River Arts Form Code areas, a minimum of 50 percent of the street facing facade shall be set aside as a separate, occupiable storefront(s) with a minimum depth of 15 feet and an average minimum depth of 20 feet, and must have their own public entrance from the street. Where multiple facades face a public street, the 50 percent minimum may be aggregated.

e. Amend Sec. 7-11-2(e) to include a new “(3)” to read::

(3) Shared and remote parking shall not be permitted for hotel uses.