

EXTENDED-STAY HOTEL ORDINANCE

<u>Issue/Provision</u>	<u>Current Hapeville Code</u>	<u>Proposed changes (per 2/16/16 and 3/15/15 recommendations of Mayor and Council)</u>
<p>Chapter 93, Zoning, Article 1, Title, Definition and Application of Regulations, Section 93-1-2, Definitions</p>	<p>Definition did not exist</p>	<p><i>Hotel, Extended-Stay.</i> A building that otherwise meets the definition of hotel, but in which Cooking Facilities are included in more than twenty (20) percent of the total units. For the purposes of this Chapter, "Cooking Facilities" shall mean a stove top burner, a hotplate that does not serve as an integral part of an appliance designed solely to produce coffee; a conventional oven; a convection oven; a grill; a hibachi; or any oven producing heat using resistance heating elements or infrared heating sources. Microwaves and coffee makers shall not be considered Cooking Facilities. All Extended-Stay Hotels must comply with the provisions of Section 93-2-22.</p>
<p>Chapter 93, Zoning, Article 2, General Provisions</p>	<p>Did not exist</p>	<p>Sec. 93-2-22. – Extended-Stay Hotels. (a) Standards. (1) The minimum number of guest rooms shall be one hundred fifty (150) one hundred (100). (2) The minimum floor area of a one bedroom guest room shall be four hundred eighty (480) square feet, a minimum floor area of six hundred seven hundred thirty (600-730) square feet for a two (2) bedroom guest room, and not less than an additional one hundred fifty (150) square feet of floor area for each additional bedroom. (3) No minimum lot size shall be required. (4) Access shall be by means of a single, main entrance within view of a registration desk that is staffed at all times. (5) Access to guest rooms shall be via an interior corridor, only, with guest room doors opening only</p>

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		<p>onto such corridors. No guest room shall be accessible from the exterior of the building. Access to individual guest rooms shall be by magnetic card access or as otherwise required by fire or life safety regulations.</p> <p>(6) A manager and a minimum of one (1) additional employee shall be on duty at all times.</p> <p>(7) The minimum number of floors allowed shall be four (4).</p> <p>(8) A minimum lighting intensity of two and one half (2.5) foot-candles shall be maintained in all vehicle use and all pedestrian areas. A minimum lighting intensity of five (5.0) foot-candles shall be maintained at each entrance and exit.</p> <p>(9) Extended-Stay Hotels may have a flat or sloped roof, provided the minimum roof pitch shall be a six-to-twelve ratio (6:12), as appropriate.</p> <p>(10) All construction shall be subject to all provisions of the 2012 International Building Code and shall also comply with all Fire and Life Safety Codes applicable on the date of the application for building permits.</p> <p>(11) All construction shall comply with the Architectural Design Standards that allow brick, concrete stucco, stone and wood. In addition, glass in combination with metal and approved synthetic finishes complying with the “Dryvit” standards acceptable to the City shall be allowed.</p> <p>(12) Room furnishings shall be subject to inspection by the City Police Chief who shall evaluate the furnishings for “wear and tear” on a seven (7)-year cycle and shall be authorized to require replacement of any furnishings deemed to be in disrepair or otherwise in need of replacement.</p> <p>(13) Extended-Stay Hotels shall not be the primary residence of any guest and shall not qualify</p>

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		<p>the children of any guest for registration in any K-12 educational institution.</p> <p>(14) Provisions for guest room cleaning on a minimum schedule of once weekly shall be established.</p> <p>(15) All guest rooms shall be protected with a smoke detector and sprinkler system approved by the City Fire Department.</p> <p>(16) All guest rooms shall provide an automatic power shut off timer for each stove top unit or other type burner.</p> <p>(17) No outside storage, long term parking of heavy equipment, nor parking of construction or related equipment shall be permitted.</p> <p>(18) No guest room permitted under this section shall be converted to or used as an apartment or condominium.</p> <p>(19) Any pay phone on the premises shall only be located in the interior of the building.</p> <p>(20) Extended-Stay Hotels shall feature a minimum of two (2) of the following amenities:</p> <ol style="list-style-type: none"> a. Health or fitness club. b. Swimming pool. c. A minimum of two (2) meeting rooms. <p>(21) All Extended-Stay Hotels shall serve a continental hot breakfast daily.</p> <p>(22) Guest room amenities shall include each of the following:</p> <ol style="list-style-type: none"> a. Granite counter tops b. Dark wood tables and night stands c. Forty two seven (42) (47)-inch or larger flat screen televisions d. Wi-Fi connections and in-room work stations e. On-site upscale coin laundry facilities with high efficiency machines f. Breakfast/Coffee Bar

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		<ul style="list-style-type: none"> g. Upscale Security Gates (black wrought iron) h. Premium fixtures and furnishings i. Queen Size bed standard in double rooms j. King Size bed standard in single rooms k. Upscale Lighting l. Upscale shampoos and soaps m. Upscale bedding and towels
Chapter 93, Zoning, Article 11.2, U-V Zone (Urban Village), Section 93-11.2-3, Permitted Uses	(17) Reserved.	(17) Extended-Stay Hotels, subject to the provisions of Section 93-2-22, provided that no such use shall be permitted on any property that is zoned or utilized for single-family dwellings.
Chapter 93, Zoning, Article 14, C-2 (General Commercial), Section 93-14-3, Permitted Uses	(24) Hotels and motels, including Extended-Stay Hotels, subject to the provisions of Section 93-2-22; provided, however, that any unit for occupancy which includes cooking facilities shall have a total floor area of not less than 480 square feet for an efficiency or one bedroom unit; a total floor area of not less than 730 square feet for a two bedroom unit, and not less than an additional 150 square feet of floor area for each additional bedroom; and provided further that all proposed hotel and motel developments shall be subject to the site plan review requirements of section 93-2-16.	(24) Hotels and motels, including Extended-Stay Hotels, subject to the provisions of Section 93-2-22; provided, however, that any unit for occupancy which includes cooking facilities shall have a total floor area of not less than 480 square feet for an efficiency or one bedroom unit; a total floor area of not less than 730 600 square feet for a two bedroom unit, and not less than an additional 150 square feet of floor area for each additional bedroom; and provided further that all proposed hotel and motel developments shall be subject to the site plan review requirements of section 93-2-16.
Chapter 93, Zoning, Article 11.5, RMU Zone (Residential Mixed Use), Section 93-11.5-2, Definitions	(d) Any guest room that includes cooking facilities shall have a total floor area of not less than 480 square feet for an efficiency or one bedroom unit; a total floor area of not less than 730 square feet for a two bedroom unit, and not less than an additional 150 square feet of floor area for each additional bedroom; and provided further that all proposed hotel and motel developments shall be subject to the site plan review requirements of section 93-2-16. Microwaves and coffee makers shall not be considered 'cooking facilities.	(d) Any guest room that includes Cooking Facilities shall have a total floor area of not less than 480 square feet for an efficiency or one bedroom unit; a total floor area of not less than 730 600 square feet for a two bedroom unit, and not less than an additional 150 square feet of floor area for each additional bedroom; and provided further that all proposed hotel and motel developments shall be subject to the site plan review requirements of section 93-2-16. Microwaves and coffee makers shall not be considered cooking facilities.