



# HOTEL/MOTEL USES

CURRENT ZONING STANDARDS

CITY COUNCIL – AUGUST 21, 2018

## CZO DEFINITIONS

- **Hotel** – A building or group of buildings whose primary function is to provide **rooms for temporary lodging** and where **each room is gained from a completely enclosed area** and which structure **may contain a restaurant, conference room, fitness center, business center, gift shop, and other various personal services shops** and provides customary hotel services such as linen, maid service, telephone, use and upkeep of furniture. Residence hotel, as defined, is included in this definition.
- **Motel** – A building or group of buildings whose main function is to provide **rooms for temporary lodging** in which the **rooms are directly accessible from an outdoor parking area** and provides customary services such as linen, maid service, telephone, and upkeep of furniture.
- Key differences:
  - Method in which rooms are accessed;
  - Acknowledgement of accessory uses that are customarily with hotels

## CZO DEFINITIONS

- **Residence Hotel** (also called “extended stay hotel”) – A multi-dwelling unit extended stay lodging facility **consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy**. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. **Meeting rooms, club house, and recreation facilities intended for the use of residents** and their guest are permitted. This definition shall not include other dwelling units as defined by this zoning ordinance.
  - Use is also included in the definition of hotel
- With exception of residence hotel (extended stay) and motel, CZO does **not** make any further distinctions amongst other hotel types (i.e. full service, limited stay, boutique) – *treated all the same regardless of type*

## WHERE ALLOWED?

- Hotels/motels allowed with Specific Use Permit only in the following zoning districts:
  - Office (O)
  - Commercial (C)
  - Light Industrial (LI)
  - Heavy Industrial (HI)
- Not allowed by right in any standard conventional (i.e. straight) zoning districts
- Use is subject to additional supplemental regulations

## WHERE ALLOWED?\* (CONT.)

- Station Area (PD-86) – hotels allowed by right; motels prohibited
- IH-35 Corridor
  - PD-25/LI (west side) – SUP required
  - PD-24 (west side) – SUP required
  - PD-70 (FW) (east side) – SUP required
- East Side
  - LI Districts – SUP required
  - PD-80 (Bridgeview) – full service and limited service allowed by right
  - PD-95 (JPI DNT) – SUP required
- West Side
  - Mercer Crossing FBC (Original PD-88) – SUP required
  - Mercer Crossing/Centurian American (PD-99-Urban Commerce) – full service allowed by right; SUP required for limited service and extend stay
  - Peninsula Tract (PD-81-Employment) – SUP required
  - PD-22 – not allowed
- IH-635 Corridor (west of IH-35)
  - PD-91 – SUP required
  - PD-74 (south of Christian Pkwy) – SUP required

*\*Districts cited addresses both hotels/motels unless specifically noted*

## SUPPLEMENTAL REGULATIONS (CZO 2.5.B.)

- Shall have minimum 4-acre lot size; however this requirement can waived per CZO
- City **may** require the SUP application to include:
  - Market study designed to determine the viability of a hotel or motel in a specific area and the impact on surrounding properties
  - Franchise agreements and operation plans
  - Security measures and plans

## SUPPLEMENTAL REGULATIONS (CZO 2.5.B.)

- City Council **may** include as conditions for approval related to an SUP application:
  - Specification of the materials for the exterior walls and roof of the structure
  - Installation of additional landscaping (trees, berms, shrubs)
  - Inclusion of plans, specifications, and other materials as necessary to convey that the proposed development is equal to or exceeds standards of the area and that the use is compatible with existing and future development
  - Fire protection system (if not otherwise required)
  - Can allow for access (to individual rooms) from other than a central interior corridor

## OTHER ORDINANCES APPLY

- Life/health/safety codes (e.g. building and fire code)
- Minimum 75% masonry exterior building materials (unless PD specifies different requirement (e.g. PD-80))



## WHAT DO OTHER CITIES REQUIRE?

- Ordinance differentiates between full service, limited service, extended stay (*Addison, Carrollton, Dallas, Frisco, Garland, Mesquite, Richardson*)
  - Depending upon hotel type – allowed by right or with SUP
  - Plano and Frisco allow all hotel types by right (provided meet other site/building requirements)
- Minimum acreage site requirement (*Coppell – 2 acres; Richardson – 5 acres in certain districts*)
- Minimum building height (*Carrollton and Lewisville - 4-story*)
- Minimum separation distance from other hotels/motels (*Frisco – 1,500 ft.*)
- Minimum separation distance from nearest residential district boundaries if located with certain zoning districts (*Frisco – 100 ft., Plano – 200 ft.*)

# WHAT DO OTHER CITIES REQUIRE?

- Minimum exterior building materials requirements
  - 75% brick, stone, granite or glass block (*Mesquite*)
  - 80% brick or stone (*Carrollton, Lewisville*)
  - 80% of exterior must be combination of masonry, stucco and/or glass, of which minimum 50% must be masonry and maximum 10% EIFS (*Plano*)
  - 80% of exterior must be glass, brick, masonry stone, stucco, EIFS or cementitious type material (*Irving*)
  - 85% masonry construction (*Richardson*)
  - 100% masonry construction composed of brick, natural or manufactured stone, granite, architectural concrete block, and/or stucco (*Frisco*)
  - Pitched roofs must be architectural textured shingles, standing seam metal, or tile (*Irving*)

## WHAT DO OTHER CITIES REQUIRE?

- Minimum number of rooms and/or minimum room square footage depending upon hotel type (*Carrollton, Coppell, Garland, Irving, Lewisville, Mesquite*)
- Maximum number of room types (*Addison – 30% suites*)
- Maximum number of rooms per acre (*Coppell – 22 units/acre; Frisco – 23 units/acre*)
- Porte-cocheres and main drive entrances – brick pavers, stained or stamped concrete or combination (*Carrollton*)
- Amenities – number provided, type of amenity, and minimum size area of amenity dependent upon hotel type (*Carrollton, Coppell, Dallas, Frisco, Garland, Irving, Lewisville, Mesquite*)



# QUESTIONS/COMMENTS

