

Discussion

TMOD -- 22-017 Hotel /Motel Ordinance

| Land Use | Stonecrest Area Overlay | | | | | | Interstate 20 Corridor Overlay* | | | Arabia Co |
|---|-------------------------|----|----|----|-----|-----|---------------------------------|--------------|--------------|-----------|
| | T1 | T2 | T3 | T4 | T5* | T6* | In Mixed Use | In Mixed Use | In Mixed Use | |
| Key: P - Permitted use - Permitted as an accessory Use - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - - Prohibited 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. | | | | | | | | | | |
| Mobile home unit | P | P | P | P | | | | | | |
| Mobile home park | | | | | | | | | | |
| Accessory uses or structures | Pa | Pa | Pa | Pa | | | | | | |
| Housing and Lodging | | | | | | | | | | |
| Bed and Breakfast homes | | | | | | | | | | |
| Bed and breakfast establishments | P | P | SP | P | P | | | | | |
| Bed and breakfast, home stay | | P | SP | | | | | | | |
| Boarding/Rooming house | P | P | P | | | | | | | |
| Child caring-care home, up to 5 | P | P | P | P | | | | | | |
| Child caring-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 hotel/motel Hotel, Motel, Extended Stay | SP | SP | SP | SP | | | X | X | X | |
| Fraternity house or sorority house | P | P | P | SP | | | | | | |
| Hotel/Motel | P | SP | | | | | 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 | | | | | | | | | | |
| Transitional housing facility, 7-20 | SP | SP | SP | P | | | | | | |

Sec. 3.1.6. Overlay use table.

- A **permitted use (P)**
- A special use (SP) subject to the special land use permit application procedures specified in article 7 of this chapter

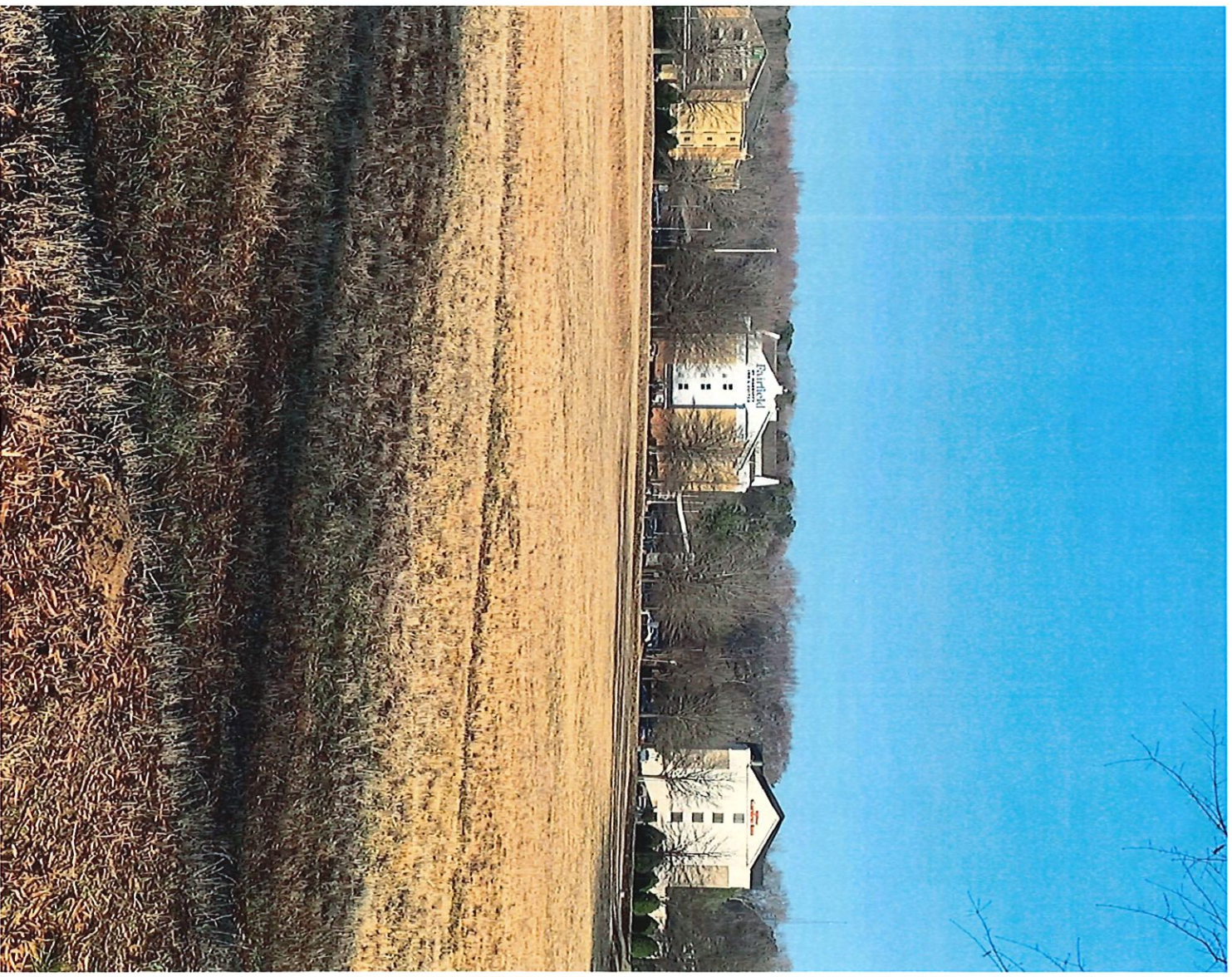


Table 3.1

Overlay

Use

"Key: P—Permitted use

Pa—Permitted as an accessory Use

SA—Special administrative permit required

SP—Special Land Use Permit (SLUP) required

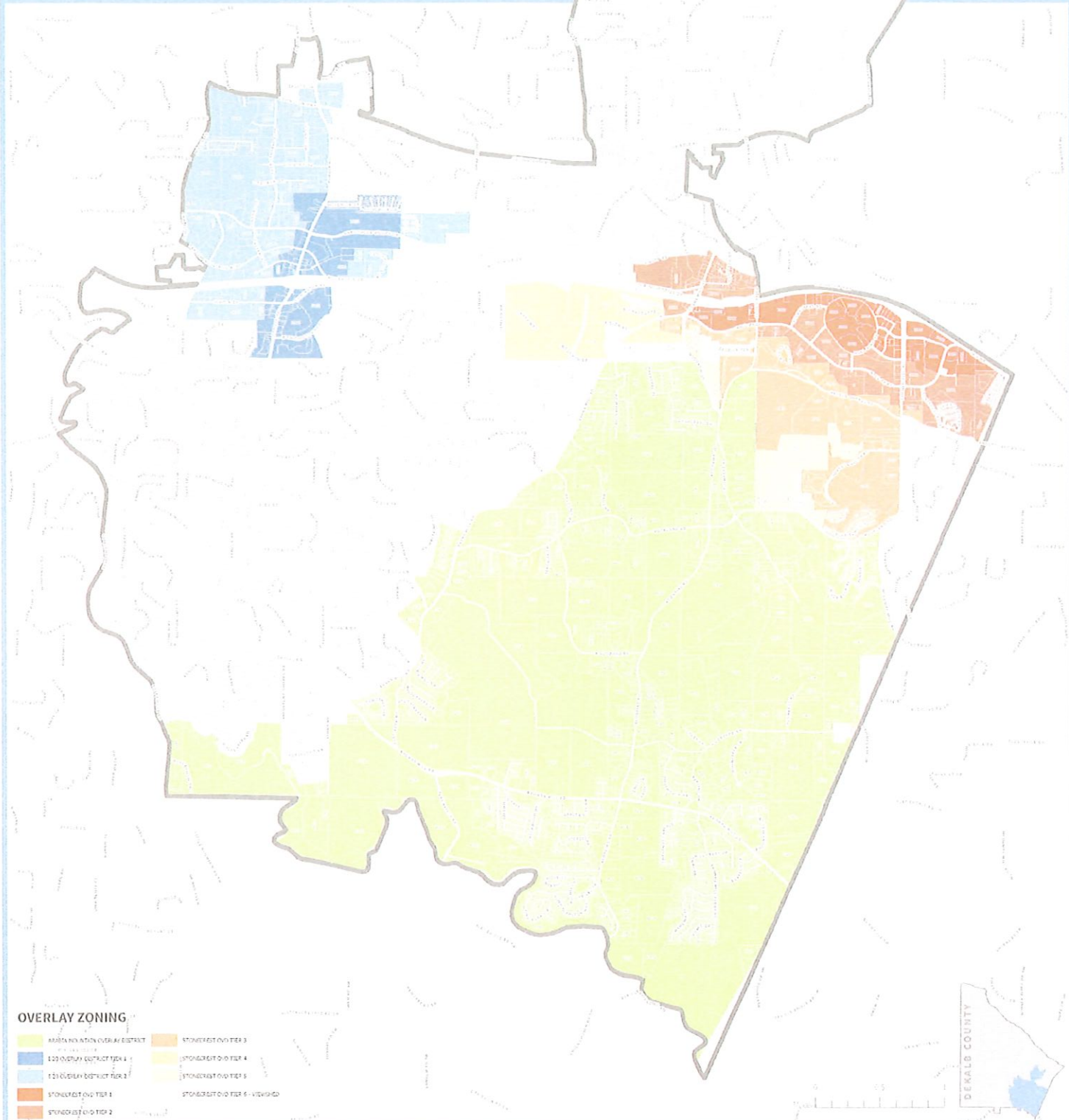
*Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence."

Stonecrest Article 9 Definitions: Hotel/motel, means an establishment providing for a fee, sleeping accommodations and customary lodging services, including maid services, the furnishing and upkeep of furniture and bed linens, and telephone and desk services.

- **Industry Definition:**
A facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms, and recreation facilities.
- **Industry Definition:**
An establishment providing transient accommodations containing six or more rooms with at least 25% of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

OVERLAY ZONING

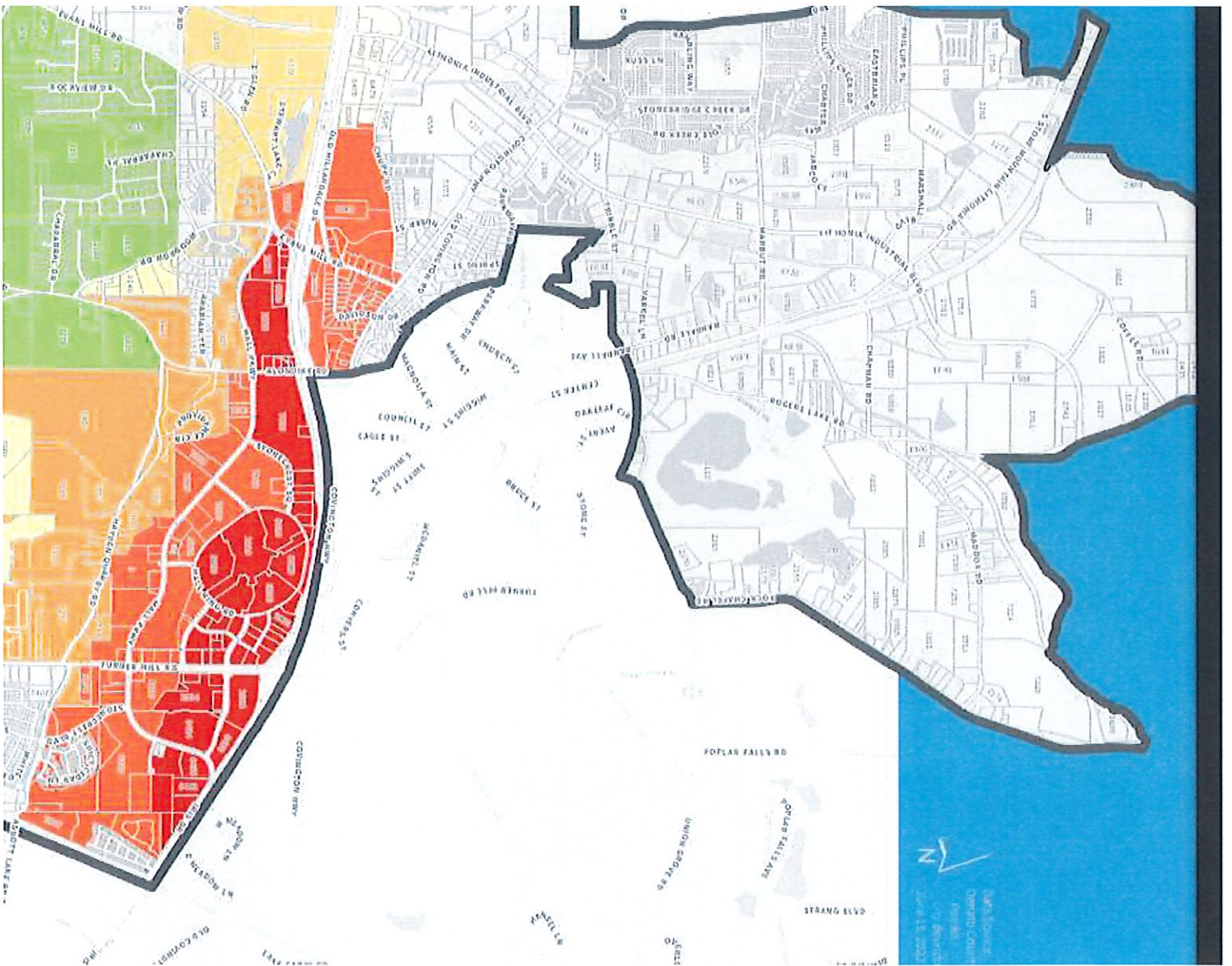
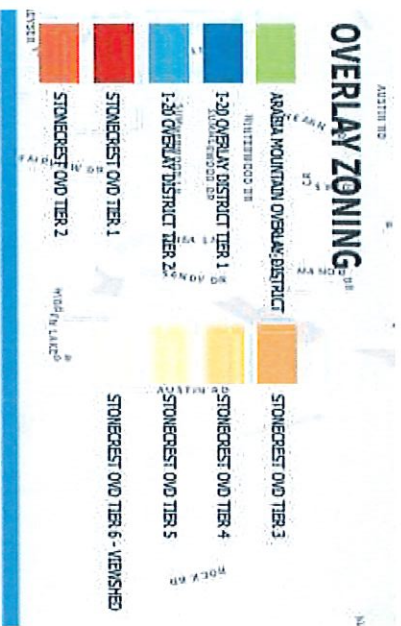
STONECREST, GEORGIA



OVERLAY ZONING

| | |
|---|--|
|  ARDENLAND OVERLAY DISTRICT |  STONECREST OVO TIER 3 |
|  100 OVERLAY DISTRICT TIER 4 |  STONECREST OVO TIER 4 |
|  121 OVERLAY DISTRICT TIER 3 |  STONECREST OVO TIER 5 |
|  STONECREST OVO TIER 1 |  STONECREST OVO TIER 6 - VIEWSHED |
|  STONECREST OVO TIER 2 | |

Stonecrest Zoning Overlay District Map

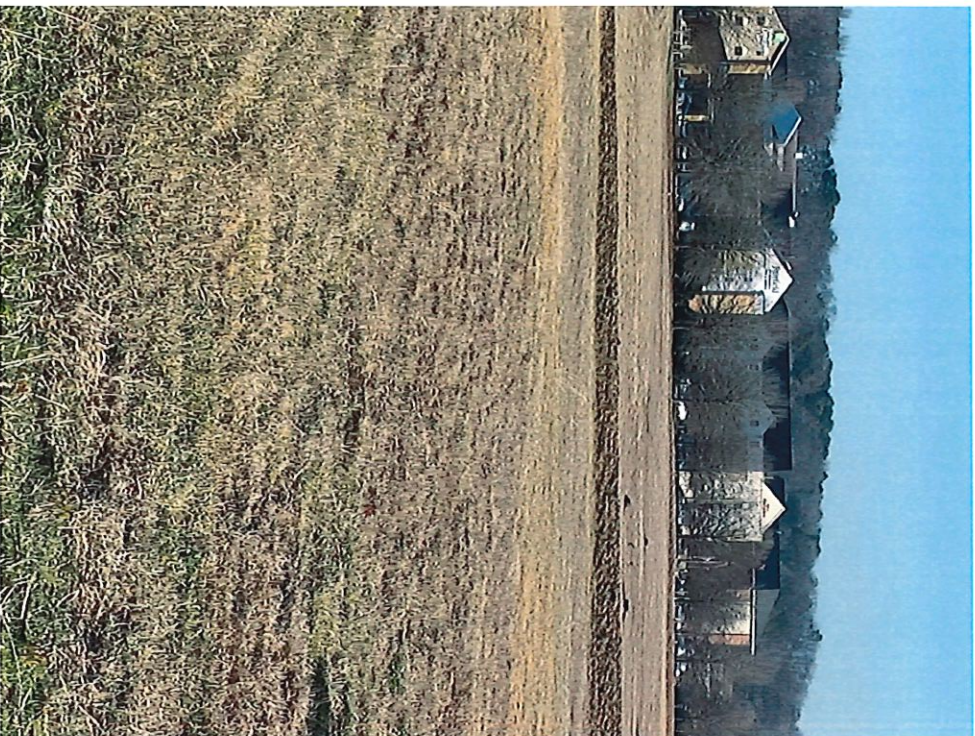


Stonecrest Overlay Tiers to Permit Hotels Again

- Sec. 3.5.13. High-rise mixed-use zone (Tier I Zone).
 - Height: A building or structure in Tier I may exceed the five-story height limit without the necessity of obtaining a SLUP.
 - Sec.3.5.14. Mid-rise mixed-use zone (Tier II zone).
 - Height: A building or structure in Tier II can have a maximum height of ten stores.
 - Sec. 3.5.15. Low-rise mixed-use zone (Tier III zone).
 - Height: Maximum height of buildings and structures, three stores.
 - Sec. 3.5.15.1. Transitional mixed-use zone (Tier IV).
 - Height: Maximum Height of any mixed-use building or structure shall not exceed five stories or 75 feet.
 - Sec. 3.5.15.2 . Cluster village mixed-use zone (Tier V).
 - Height: No building or structure may exceed 35 feet in height or two stories, whichever is less.

This TMOD is to promote only “Hotels.”

- Article 4, Sec. 4.2.2.26. Use Regulations. No extended stay motel/ hotel may be located within 1000 feet of another extended stay motel/ hotel.



Questions? Comments!