

STATE OF GEORGIA
COUNTY OF CHATTOOGA

AN ORDINANCE AMENDING THE TOWN OF TRION'S ZONING CODE
CHAPTER 5 SUPPLEMENTARY REGULATIONS

WHEREAS, the Town of Trion ("Town") has heretofore adopted ordinances regarding Zoning ("Ordinance"), codified as the Town of Trion's Zoning Ordinance; and,

WHEREAS, Chapter 5 of the Ordinance provides for various supplemental issues regarding land regulation and zoning; and,

WHEREAS, since the adoption of the Ordinance it has come to the attention of the Town Council that additional regulation and direction should be passed to maintain the specified land uses; and,

WHEREAS, the Mayor and Town Council have determined that it is appropriate to amend the Ordinance to include such provisions;

NOW, THEREFORE, the Mayor and Town Council of the Town of Trion hereby ordain that the Zoning Ordinance, Chapter 5, of the Town of Trion's Zoning Ordinance, is hereby amended as follows:

A section titled "5.14 Extended Stay Facilities" shall be added to the Chapter as follows:

- A. "Extended stay hotels or motels" shall be defined as any hotel or motel in which 50% or greater of all guest rooms have facilities for both the storage, refrigeration, and preparation of food, and/or which are advertised, designed, or utilized for weekly or monthly occupancy.
- B. A special land use permit must be obtained for the construction and operation of extended stay hotels and motels and may only be permitted in R1, C1, and C2 zoning districts; furthermore, extended stay hotels and motels shall comply with the following restrictions:
 1. All guest rooms which have facilities for both the storage and preparation of food and have less than 300 square feet of floor area are limited to a maximum of 2 persons per such room; however, for all such guest rooms greater than 300 square feet an additional person shall be allowable per each additional 75 square feet of floor area up to and including a maximum of 4 persons.
 2. Minimum lot size for extended stay hotels is 2 acres.


3. No more than 10% of individual guests shall register, reside in, or occupy any room or rooms within the same licensed facility for more than 90-day period.
4. An indoor or fenced outdoor active recreation area shall be provided. The size of each recreation area shall be calculated at a ratio of 5 square feet per room with a minimum provision of 750 square feet. All recreation areas must be approved by the Building Official prior to development to ensure that all applicable safety specifications and standards are met.
5. No permanent business license shall be issued for the conduct of any business from any guest room of the facility.
6. No hotel or motel under this section is to be converted to or used as an apartment or condominium without prior approval of the Town Council. Any hotel or motel converted to such use must meet all applicable state and local codes including zoning standards.
7. No hotel or motel or other structure can be converted to an extended stay facility without meeting all of the rules and regulations contained within this Code section and must obtain a special land use permit from the Building Official and approved by the Town Council pursuant to Section 105-46 of Chapter 105, Buildings and Building Regulations of the Town of Trion Code of Ordinances.
8. Extended stay hotels/motels must have a landscape plan submitted, approved and constructed prior to issuance of a business license.
9. Extended stay hotels/motels must have a minimum of 25% of the lot area dedicated to either active or passive open space. The open space shall include active recreation, such as a children's playground area, and/or passive recreation, such as greenspace and walking paths.
10. Each guest room must be protected with a sprinkler system approved by the fire marshal or their designee.
11. Each guest room having a stove-top unit or other type burner unit shall be required to also include a maximum 60 minute automatic power off timer for each such unit.
12. A hard-wired smoke detector shall be provided and installed in each guest room.
13. No outside storage or permanent parking of equipment or vehicles shall be allowed.

14. All such facilities shall provide a 50-foot undisturbed buffer from any property zoned for multifamily residential purposes and/or a 100-foot undisturbed buffer from any property zoned for single family residential purposes.
15. No building may be placed within 300 feet of any residentially zoned property, inclusive of the required buffer.
16. These restrictions shall apply to all facilities permitted or expanded after _____.
17. All extended stay facilities shall have a maximum density of 75 guest units per gross acre of development.
18. Extended-stay hotels/motels must contain an enclosed, heated and air conditioned laundry space containing a minimum of three clothes washers and three clothes dryers for the use of guests.
19. Management must be on the property 24 hours a day, seven days a week.
20. Daily maid service must be included in the standard room rate.
21. Parking areas must have security fencing and lighting with a minimum luminescence of one footcandle at pavement level.

C. Change of location or name.

1. No applicant shall operate, conduct, manage, engage in, or carry on an extended-stay hotel/motel under any name other than his name and the name of the business as specified on the occupation tax certificate.
2. Any application for an extension or expansion of a building or other place of business where an extended-stay motel/hotel is located shall require inspection and shall comply with the provisions and regulations of this article.
3. There is established an administrative fee to apply for a change of name for an extended-stay hotel/motel.

APPROVED AND ADOPTED this 29 day of September, 2016.



Larry Stansell, Mayor

Attest:

Missy Duncan

Missy Duncan, Town Clerk

