

### DIVISION 3. - SUPPLEMENTARY USE REGULATIONS

#### Sec. 142-1105. - Suites hotel, apartment hotel, hostel, and hotel.

- (a) Suite hotel units and suite hotels, as defined in section 114-1 of the land development regulations, shall conform with the following regulations:
- (1) When a hotel unit contains cooking facilities it shall be considered as a suite hotel unit. Suite hotel units may have full cooking facilities, provided the unit is at least 550 square feet in size.
  - (2) Notwithstanding the foregoing, suite hotels located within a local historic district, local historic site, or national register district may have full cooking facilities in units with a minimum of 400 square feet.
  - (3) A minimum of ten percent of the total gross area shall be maintained as common area, however this requirement shall not apply to historic district suites hotels. This provision shall not be waived or affected through the variance procedure.
  - (4) The building shall contain a registration desk and a lobby. Any transient guest or occupant for a suite hotel unit must register at the registration desk. Those transient guest(s) or occupant(s) are prohibited from accessing the suite hotel unit without registration.
  - (5) The building shall have central air conditioning or flush-mounted wall units; however no air conditioning equipment may face a street, bay or ocean.
  - (6) Should the facility convert from a suites hotel to a multifamily residential building, the minimum average unit size and all other zoning requirements for the underlying district shall be met.
  - (7) **No suite hotel unit may be occupied by more than eight persons.** Notwithstanding the foregoing, a suite hotel owner or operator may at its discretion further restrict the maximum occupancy of a suite hotel unit from the maximum occupancy set forth in this section 142-1105.
  - (8) Suite hotels shall be prohibited in all zoning districts and overlay districts that do not list suite hotels as a permitted or conditional use.
- (b) Hostels, as defined in section 114-1 of the land development regulations, shall conform with the following regulations:
- (1) Hostels shall comply with the minimum unit size requirements for hotels in the underlying zoning district, unless otherwise provided.
  - (2) **Hostels shall be permitted in the RM-2 and RM-3 zoning districts, provided the occupancy of a hostel shall not exceed the following limits per individual unit:**
    - a. **For units less than 335 square feet, occupancy shall be limited to four persons.**
    - b. **For units between 335 and 485 square feet, occupancy shall be limited to six persons.**
    - c. **For units larger than 485 square feet, occupancy shall be limited to eight persons.**
    - d. **No hostel unit may be occupied by more than eight persons.**
    - e. Notwithstanding the foregoing, a hostel owner or operator may at its discretion further restrict the maximum occupancy of a hostel unit from the maximum occupancy set forth in this section 142-1105.
  - (3) Hostels shall be prohibited in all zoning districts and overlay districts that do not list hostels as a permitted or conditional use.
- (c) Hotels and hotel units, as defined in section 114-1, shall conform with the following regulations:
- (1) Hotel units shall comply with the minimum unit size requirements in the underlying zoning district.
  - (2) Cooking facilities in hotel units shall be limited to one microwave oven, one sink and one five-cubic-foot refrigerator.

- (3) Hotels located in the C-PS2, R-PS3, R-PS4, RM-1, RM-2 and RM-3 zoning districts, as well as the Sunset Harbour neighborhood, generally bounded by Purdy Avenue, 20th Street, Alton Road, and Dade Boulevard, shall not exceed the following occupancy limits per individual unit:
    - a. For units less than 335 square feet, occupancy shall be limited to four persons.
    - b. For units between 335 and 485 square feet, occupancy shall be limited to six persons.
    - c. For units larger than 485 square feet, occupancy shall be limited to eight persons.
    - d. No hotel unit may be occupied by more than eight persons.
    - e. Notwithstanding the foregoing, a hotel owner or operator may at its discretion further restrict the maximum occupancy of a hotel unit from the maximum occupancy set forth in this section 142-1105.
  - (4) Hotels shall be prohibited in all zoning districts and overlay districts that do not list hotel as a permitted or conditional use.
  - (5) The building shall contain a registration desk and a lobby for any transient guest or occupant for a suite hotel unit or hotel unit. All transient guest(s) or occupant(s) of a suite hotel unit or hotel unit must register at the registration desk and are prohibited from accessing the suite hotel unit or hotel unit without registration.
- (d) Apartment hotels, as defined in section 114-1, shall conform with the following regulations:
- (1) All units shall comply with the minimum unit size requirements in the underlying zoning district. In the R-PS2 district, the minimum unit size for hotel units shall be 335 square feet.
  - (2) Cooking facilities in hotel units shall be limited to one microwave oven, one sink, and one five-cubic-foot refrigerator.
  - (3) Hotel and suite hotel units located in the C-PS2, R-PS2, R-PS3, R-PS4, RM-2, and RM-3 zoning districts, as well as the Sunset Harbour neighborhood, generally bounded by Purdy Avenue, 20th Street, Alton Road, and Dade Boulevard, shall not exceed the following occupancy limits per individual unit:
    - a. For units less than 335 square feet, occupancy shall be limited to four persons.
    - b. For units between 335 and 485 square feet, occupancy shall be limited to six persons.
    - c. For units larger than 485 square feet, occupancy shall be limited to eight persons.
    - d. No hotel or suite hotel unit may be occupied by more than eight persons.
    - e. Notwithstanding the foregoing, an apartment hotel owner or operator may at its discretion further restrict the maximum occupancy of a hotel unit or suite hotel unit from the maximum occupancy set forth in this section 142-1105.
  - (4) Apartment hotels shall be prohibited in all zoning districts and overlay districts that do not list apartment hotel as a permitted or conditional use.
  - (5) The building shall contain a registration desk and a lobby for any transient guest or occupant for a suite hotel unit, hotel unit, or the short-term rental of an apartment unit. All transient guest(s) or occupant(s) of a suite hotel unit, hotel unit, or the short-term rental of an apartment unit must register at the registration desk and are prohibited from accessing the suite hotel unit, hotel unit or the apartment unit without registration.

(Ord. No. 89-2665, § 6-22(D), eff. 10-1-89; Ord. No. 99-3176, § 2, 3-3-99; Ord. No. 2015-3971, § 1, eff. 10-14-15; Ord. No. 2017-4146, § 2, 10-18-17)