ARTICLE 5: PERFORMANCE STANDARDS

5.2 PERFORMANCE STANDARDS FOR PRINCIPAL USES

5.2.3. PERFORMANCE STANDARDS FOR ALL PRINCIPAL USES

F. STANDARDS SPECIFIC TO COMMERCIAL USES

(10) Definitions and Standards Applicable to Individual Visitor Accommodation Uses

(d) Inn

A building or group of buildings of special historic or architectural significance, unique character, or exceptional quality distinct from other buildings in the surrounding area which offers lodging units intended primarily for use by transient persons or tourists on a temporary basis and services that are more intimate and personal than are commonly offered at a hotel. The use may include amenities, available to both guests and the general public, such as a pool, fitness room, spa, dining room, meeting room, business center, and restaurant.

(i) A Conditional Use Permit is required in the following circumstances:

(A) When the Inn has more than 15 guest rooms.

(B) When the Inn does not provide one private bathroom for each guest bedroom, where such bathroom includes a toilet, sink, and either a bath or shower.

(C) When the Inn does not provide on-site management at all times while a lodging unit is occupied.

(D) When the total occupant capacity of the amenities available to the general public is greater than that of all guest bedrooms.

(ii) The operator shall provide on-site management at all times while a lodging unit is occupied, except when the conditions of a Conditional Use Permit authorizing the use contain a condition expressly requiring on-site management during only limited hours. Whenever such a condition has been imposed, the Conditional Use Permit shall also require that the operator shall provide to all of its guests a method of requesting assistance and shall respond with a manager on-site within 30 minutes, which condition cannot be waived.

(iii) The principal structure housing the Inn must have been constructed at least 40 years prior to the date of application for zoning approval.
(iv) At least one bathroom, with the minimum facilities identified in subsection (i) above, must be provided for each guest bedroom in the Inn, except where a Conditional Use Permit authorizing the use contains a condition expressly requiring fewer bathrooms. Whenever such a condition has been imposed, the Conditional Use Permit shall require no fewer than 1 bathroom with the minimum facilities identified in subsection (i) above for each 1.5 guest bedrooms, which condition cannot be waived.

(v) At least one meal per day must be offered to guests staying at the facility.

(vi) The length of stay for each guest shall not exceed 30-days, except where otherwise permitted by Chapter 22 of the City Code.