

## Chapter 145. Land Use

### Article VII. Performance Standards

#### § 145-52. Lodging facilities.

- I. Hotel/motels shall meet the following criteria:[Added 11-5-2013]
  - (1) A minimum lot size: three acres of net area.
  - (2) A minimum of 20 hotel/motel units in a single building.
  - (3) A minimum buffer between any street right-of-way which meets or exceeds the following:
    - (a) For a one-story building, a minimum setback of 40 feet;
    - (b) For a two-story building, a minimum setback of 60 feet;
    - (c) For a three-story building, a minimum setback of 80 feet;
    - (d) The buffer shall consist of trees, shrubs, plantings, grass, and mulch areas;
    - (e) Non-vegetated features such as access roads, walkways, and trolley stops may be allowed in the buffer;
    - (f) Two handicap-accessible parking spaces may be allowed in the buffer; and
    - (g) The buffer shall be approved by the Planning Board.
  - (4) There shall be a buffer strip of at least 25 feet in width adjacent to all lot lines of natural or planted vegetation.
    - (a) The buffer shall create a visual screen to existing residential uses.
    - (b) An access road may be allowed to cross the buffer.
    - (c) The buffer shall be approved by the Planning Board.
  - (5) A hotel/motel office shall be provided.
  - (6) Three-story buildings shall enclose all stairways.
  - (7) All facilities shall be connected to public water and public sewer systems.
  - (8) All buildings with Hotel/Motel units shall be constructed with sprinkler systems.
  - (9) Kitchen facilities are permitted in the hotel/motel units.
  - (10) Only gas fireplaces shall be permitted.
  - (11) Only one manager's dwelling unit may be permitted.
  - (12) The hotel/motel unit deck or enclosed porch shall not be insulated or climate controlled.