

STATE OF GEORGIA
COUNTY OF FULTON

First Reading: April 11, 2011
Second Reading: May 9, 2011

AN ORDINANCE TO AMEND THE CITY OF ROSWELL ZONING ORDINANCE REGARDING THE USE OF A BOUTIQUE HOTEL CREATING A DEFINITION OF BOUTIQUE HOTEL INCLUDING PARKING REQUIREMENTS AND ALLOWING THE USE OF A BOUTIQUE HOTEL TO BE LOCATED AS A PERMITTED USE IN THE CITY OF ROSWELL ZONING DISTRICTS H-R, OCMS, MPMUD, C-1, AND C-3

WHEREAS, the City of Roswell now desires to amend its Zoning Ordinance for specific provisions and definition of a boutique hotel; and

WHEREAS, the Mayor and Council have determined that the regulations for the location of a boutique hotel are needed to protect the health, safety and welfare of the residents of Roswell; and

NOW, THEREFORE, pursuant to their authority, the Mayor and Council adopt the following ordinance:

1.

The City of Roswell is hereby amending Article 3 of the *City of Roswell Zoning Ordinance*, Chapter 3.2 *Definitions*, by adding the following definition of boutique hotel:

Boutique Hotel: A commercial lodging service not exceeding thirty (30) rooms with one (1) or more buildings devoted to the temporary shelter for the traveling public, and where entry to individual guest rooms is via a central lobby. A boutique hotel may include as accessory uses the following: full dining, public bar, retail uses, special events, and/or conference center facilities.

2.

The City of Roswell is hereby amending Article 6 of the *City of Roswell Zoning Ordinance*, Table 6.1 *Permitted uses in Office and Commercial Zoning Districts*, as follows::

TABLE 6.1
PERMITTED USES IN OFFICE AND COMMERCIAL ZONING DISTRICTS

USE	O-P	C-1	C-2	C-3	I-1
Boutique Hotel	X	P	X	P	X

(C-Conditional Approval Required, X-Not Permitted, P-Permitted)

3.

The City of Roswell is hereby amending Article 7 of the *City of Roswell Zoning Ordinance*, Table 7.1 *Permitted uses in Mixed-use Zoning Districts* as follows:

TABLE 7.1
PERMITTED USES IN MIXED-USE ZONING DISTRICTS

USE	H-R	OCMS	MPMUD
<u>Boutique Hotel</u>	<u>P</u>	<u>P</u>	<u>P</u>

(C-Conditional Approval Required, X-Not Permitted, P-Permitted)

4.

The City of Roswell is hereby amending Article 17 of the *City of Roswell Zoning Ordinance*, Table 17.3.1 *Minimum and Maximum number of Off-street parking spaces required* as follows:

Access, Parking, and Loading:

**MINIMUM AND MAXIMUM NUMBER OF OFF-STREET PARKING SPACES
REQUIRED**

USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING PERMITTED
COMMERCIAL USES		
<u>Boutique Hotel</u>	<u>One per lodging unit, plus one per each 150 square feet of banquet, assembly, meeting, or restaurant seating area</u>	<u>1.2 per lodging unit, plus one per each 100 square feet of banquet, assembly, meeting, or restaurant seating area</u>

5.

This Ordinance is enacted pursuant to the authority granted to municipal governing authorities in Chapter 35 of Title 36 of the O.C.G.A., known as the *Municipal Home Rule Act of 1965*.

6.

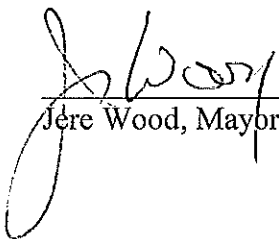
All ordinances, parts of ordinances and regulations in conflict here are repealed as of the effective date of this Ordinance.

7.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Zoning Ordinance, City of Roswell, Georgia and the sections of such text may be renumbered to accomplish such intention.

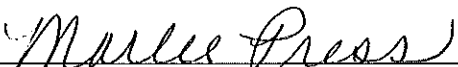
8.

This Ordinance shall take effect and be in force from and after the date of its adoption on May 9, 2011, the public welfare demanding it.

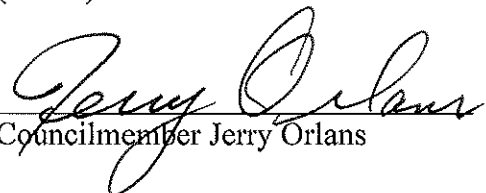


Jere Wood, Mayor

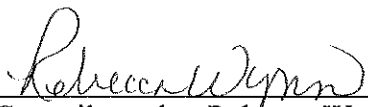
Attest:



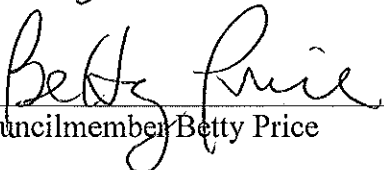
Marlee Press, City Clerk
(SEAL)



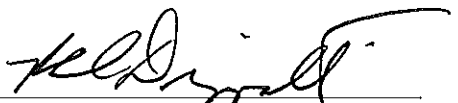
Councilmember Jerry Orleans



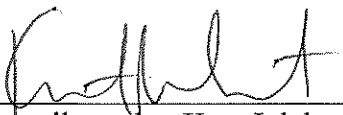
Councilmember Rebecca Wynn



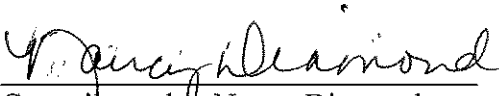
Councilmember Betty Price



Councilmember Richard Dippolito



Councilmember Kent Igleheart



Councilmember Nancy Diamond

