

Legistar File No. 87450 Body

DRAFTER’S ANALYSIS: This proposed change amends sections of the Zoning Code, Chapter 28, to allow for hotels to rent fifty percent (50%) of their rooms for stays of thirty (30) consecutive days or more, which is currently allowed for motels. This would provide some additional flexibility while preserving the difference between hotels and apartments and preventing the hotel use from being used to bypass Parks Impact Fee requirements. To allow this, ‘Hotel’ and ‘Motel’ are combined as a single definition in MGO Sec. 28.211 and a supplemental regulation for this new use category is created in MGO Sec. 28.151.

The Common Council of the City of Madison do hereby ordain as follows:

1. Table 28D-2 entitled “Mixed-Use and Commercial Districts” of Section 28.061 entitled “Mixed-Use and Commercial Districts” of the Madison General Ordinances is amended by amending therein the following:

Mixed-Use and Commercial Districts									
	LMX	NMX	TSS	MXC	CC-T	CC	RMX	THV	Supplemental Regulations Sec. 28.151
Commercial Recreation, Entertainment and Lodging									
Hotel, inn, motel		C	C	P	P	P	P		<u>Y</u>

2. Table 28E-2 entitled “Downtown and Urban Districts” of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151

Commercial Recreation, Entertainment and Lodging						
Hotel, inn , motel	P		P			<u>Y</u>

3. Table 28F-1 entitled "Employment Districts" of Section 28.082 entitled "Employment District Uses" of the Madison General Ordinances is amended by amending therein the following:

Employment Districts							
	TE	SE	SEC	EC	IL	IG	Supplemental Regulations Sec. 28.151
Commercial Recreation, Entertainment and Lodging							
Hotel, inn , motel	C	C	C	C			<u>Y</u>

4. Table 28G-1 of Section 28.091 entitled "Special District Uses" of the Madison General Ordinances is amended by amending therein the following:

	A	UA	CN	PR	AP	MC	Supplemental Regulations Sec. 28.151
Accessory Uses and Structures							
Hotel, inn , motel, hostel					P/C		<u>Y</u>
<u>Hostel</u>					<u>P/C</u>		

5. Section 28.151 entitled "Supplemental Regulations" of the Madison General Ordinances is amended by creating therein the following:

~~“Hotel. Motel. A maximum of fifty percent (50%) of rooming units may be occupied by non-transient guests for thirty (30) consecutive days or more.”~~

6. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended by amending therein the following:

~~“Hotel. Inn Motel. A building containing rooming units~~ An establishment providing rooming units for temporary lodging accommodations (less than 30 days duration) to the general public, with rooms having access to the outside through an interior hallway connected to the main lobby of the building and for tourists, transient or semi-permanent lodgers and which may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.”

~~“Motel. A building containing rooming units designed primarily for providing sleeping accommodations for transient and semi-permanent lodgers, with rooms having a separate entrance providing direct access to the outside and with automobile parking located adjacent to or near sleeping rooms. A maximum of fifty percent (50%) of a motel's rooming units may be occupied by non-transient guests (30 days or more).”~~