X. Transient Lodging

Ordinance Adopted 9-17-2005

Dimensional Requirements

Hotel/Motel:
Minimum number of units: 20
Maximum number of units: 100
Minimum square footage per unit: 200 square feet
Maximum square footage per unit: 600 square feet

Maximum density:
C-1: 40 units per acre
C-4: 30 units per acre
RF – refer to district standards

Maximum height: 35 feet
Maximum lot coverage: Refer to district standards
Maximum impervious surface ratio: Refer to district standards
Minimum building lot size: That amount of land necessary to accommodate desired number of units (minimum 20 units) and still adhere to lot coverage and infrastructure requirements.
Minimum width: Refer to district standards
Minimum depth: Refer to district standards
Setbacks: Refer to district standards

Bed and Breakfast:
Minimum number of units: 4
Maximum number of units: 10 (per building)
Maximum density: refer to OR standards

Additional Regulations

In addition to any existing regulations relating to hotel/motel development found elsewhere in the land development regulations, the following criteria shall apply to all transient lodging facilities:

(1) All units in all transient lodging facilities (hotel/motel/B&B) within the City of Apalachicola shall be considered transient accommodation units and must be made available as rentals on a continual daily or weekly basis but less than on a monthly basis. If the occupancy of any such unit does not change more frequently than 12 times or more in any continuous twelve-month period, then

a rebuttable presumption shall arise that the unit is not being used for transient accommodations.

(2) Proper licensing will be required of all transient-lodging units (hotel/motel/B&B) through all applicable agencies that license hotels prior to any certificate of occupancy being issued. All licenses must be kept current.

(3) A reservation system shall be required as an integral part of the hotel/motel facility for the rental of units.

(4) There shall be a lobby/front desk area that is internally oriented and must be operated as a transient lodging. Applies to hotel/motel. Lobby must either be occupied or accessible by staff on a 24-hour basis.

(5) All units shall be subject to all applicable tourist tax collections when rented.

(6) All units must be included in the inventory of units that are available for rent. Applies to hotel/motel only.

(7) Annual occupational licenses for each business operating a transient lodging facility shall be required from the City of Apalachicola.

(8) All transient-lodging facilities must have sufficient signage viewable by the general public designating the use as such.

(9) The books and records of the transient lodging facility pertaining to the rentals of each unit in a hotel/motel facility shall be open for inspection by authorized representatives of the City of Apalachicola, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.

(10) The City of Apalachicola may require affidavits of compliance with this section from each hotel/motel facility owner.

(11) Each hotel/motel facilities shall have no more than 1 water tap and 1 electric hookup.

(12) Time sharing of hotel/motel/B&B units shall not be permitted.

(13) Cooking facilities may not be allowed in transient lodging (hotel/motel/B&B) facility units.

(14) Transient lodging facilities (hotel/motel) located along the riverfront must provide access to the riverfront and provide boardwalk access along the waterfront and give a perpetual easement to the City of Apalachicola for the general public.

(15) Transient lodging facilities (applies to hotels, motels and bed and breakfasts) must be located in appropriate zoning districts as provided in ordinance 91-7 Zoning Code.

(16) All Transient-lodging facilities must meet applicable parking, stormwater and site plan requirements as provided in Ord. 91-7 Zoning Code.