

ARTICLE E. MOTELS

10-10E-1: SCOPE:

Motels shall be permitted only in the zones in which motels are specifically permitted. All such motels shall be permitted subject to restrictions and conditions within the zone requirements and also as herein set forth. (Ord. 6-18-81A, 6-18-1981)

10-10E-2: INTENT:

It is the intent of these motel provisions to provide safe, sanitary and attractive facilities for the tourist and traveling public while visiting the area. It is also the intent of these provisions to prevent the use of a motel as a substandard apartment complex and to protect the integrity and characteristics of the zone or zones in which motels are located. (Ord. 6-18-81A, 6-18-1981)

10-10E-3: APPROVAL OF PLANS AND DOCUMENTS NECESSARY:

Any person wishing to construct a motel shall obtain from the planning and zoning administrator information pertaining to the city's plan of land use, streets, public facilities and other requirements affecting the land within the development. Before a permit can be issued for any construction connected with a motel, the preliminary plans, required documents pertaining to the development, and the final plans shall have been approved as hereinafter set forth. (Ord. 6-18-81A, 6-18-1981)

10-10E-4: PRELIMINARY PLANS AND DOCUMENTS:

The preliminary plans and documents shall be prepared and submitted as follows:

Three (3) copies of the preliminary plan must be submitted to the planning and zoning administrator at least two (2) weeks prior to the meeting of the planning commission at which time the plan will be considered. The preliminary plan shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), or as recommended by the planning and zoning administrator, and shall show the following information:

A. Proposed building and parking space layout.

- B. Proposed layout of swimming pools, playgrounds and other open spaces.
- C. Proposed provisions for service facilities.
- D. A generalized landscape plan.
- E. Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants, storm drains and facilities, curbs and other improvements.
- F. Any other data that the planning commission may require.
- G. Any other copies of proposed documents, including statements of covenants, restrictions and maintenance agreements. (Ord. 6-18-81A, 6-18-1981)

10-10E-5: STANDARDS AND REQUIREMENTS:

- A. Zone Requirements: The proposed motel shall meet all restrictions, requirements and conditions of the zone in which it is located.(Ord. 6-18-81A, 6-18-1981)
- B. Code Compliance: In addition to meeting the above requirements, all motels shall conform to all applicable state requirements relating to sanitation, fire, etc. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)

10-10E-6: REVIEW AND APPROVALS:

- A. Planning Commission Review: The planning commission shall review the plan to determine its compliance with any portion of the plan that shall have been adopted by the planning commission. In considering approval of the development, the planning commission shall, among other things, make sure that such development will mesh harmoniously with the surrounding area; that it will not produce a volume of traffic beyond the capacity of the surrounding street system; that requirements for utilities, off street parking, traffic

circulation and other public requirements will be adequately met; and that the standards and intent of this article shall be adequately complied with. (Ord. 6-18-81A, 6-18-1981)

- B. Changes: The planning commission may require changes to be made in the plan. They may also require additional yards, buffers or other improvements to be installed along with greater amounts of landscaping or parking spaces. Said changes may be imposed as conditions of approval where it is determined by the planning commission that such changes are necessary to ensure that the development will mix harmoniously with adjoining or nearby uses. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)
- C. Public Hearing: An application for approval of a motel shall be granted or denied only after a public hearing by the planning commission. Notice of the hearing shall be given in a newspaper of general circulation at least five (5) days prior to said hearing.
- D. Submission To City Council: If approved by the planning commission, the application with the planning commission's recommendations shall be submitted to the city council for its approval.
- E. Appeal: An application denied by the planning commission may be appealed to the city council within ten (10) days after the denial is made by the planning commission.
- F. Term Of Approval: Approval of the preliminary plan shall be valid for a period of one year. (Ord. 6-18-81A, 6-18-1981)

10-10E-7: FINAL SITE PLAN:

- A. Upon approval of the preliminary plan by the city council, the developer shall submit to the planning commission a final site plan of either the entire motel or the first stage of such development that is to be constructed. Such plan shall be drawn to scale and provide in detail the information required under section 10-10E-4 of this article. (Ord. 6-18-81A, 6-18-1981)
- B. Copies of the final approved documents shall also be recorded in the office of the county recorder. No building permit shall be issued for said motel until final plans have been approved by the planning commission. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)

10-10E-8: STAGED CONSTRUCTION PERMITTED:

Development may be carried out in progressive stages, in which event each stage shall be so planned that the requirements and intent of this article shall be fully complied with at the completion of each stage. (Ord. 6-18-81A, 6-18-1981)

10-10E-9: LICENSE REQUIRED:

Prerequisite to the operation of any motel shall be the obtaining of an annual license, which shall be issued only after inspection by the planning and zoning administrator. It shall be unlawful to operate a motel without first obtaining a license, and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the motel in accordance with the standards and requirements as herein set forth. (Ord. 6-18-81A, 6-18-1981)