

RECOMMENDATIONS - HOTELS, MOTELS, CONFERENCE CENTERS, EVENTS

CURRENT DEFINITIONS TO BE DELETED

~~HOTEL (This definition is not applicable to motels.)~~

~~Any building or group of buildings containing nine or more guest rooms under the same management and the same ownership, with said guest rooms intended or designed to be used, or which are used, hired out, or are to be occupied by guests, travelers or transients for sleeping purposes. Hotels are subject to the following conditions:~~

~~[Amended 1-8-1985 by Ord.No.157;2-13-1996 by Ord.No. 225; 11-30-2005 by Ord.No. 330;4-8-2009 by Ord.No.399]~~

~~A. In the CC Zone, buildings comprising a hotel may occupy multiple lots. [Amended 5-26-2010 by Ord.No.416]~~

~~B. A hotel shall contain a registration area and shall be staffed 24 hours a day with at least one individual who has the authority to accept, reject, oversee the conduct of, and expel guests, so as to maintain order at the hotel.~~

~~C. A hotel may provide breakfast (but not other meals without a permitted restaurant) in exchange for compensation only to occupants of the guest rooms.~~

~~D. Subsection C above notwithstanding, hotels may sell "event packages" as defined and further detailed in §340-32.1, Notes to General Land Use Table, Hotel event packages. [Amended 5-26-2010 by Ord.No.416]~~

~~E. Conference facilities may be provided for the occupants and guests of the hotel. [Added 5-26-2010 by Ord.No.416[3]]~~

~~F. The owner shall comply with the licensing, food storage and preparation guidelines as set forth in the Code of Maryland Regulations (COMAR) 10.15.03, "Food Service Facilities." A hotel shall contain no cooking facilities in the guest rooms or available for use by guests.~~

~~MOTEL (See also "hotel")~~

~~A building designed or used primarily for providing sleeping accommodations for automotive travelers and having a parking space adjacent or in close proximity to a sleeping room. [Added 5-26-2010 by Ord. No. 416]~~

~~§ 340-62. Conference center/hotel and inn.~~

~~Conference center/hotel and inn provided that all of the following requirements are met:~~

- ~~A. The site plan of the hotel/conference center or inn shall consist of at least five (5) contiguous acres of land in a single parcel; and~~
- ~~B. The site plan shall be contiguous to a body of tidal water and have a property line of at least 500 continuous feet along said body of tidal water; and~~
- ~~C. No more than 30% of the site may be covered with buildings, parking lots or other improvements; and~~
- ~~D. The site must be carefully landscaped to buffer the permitted and accessory uses from adjacent lands; and~~
- ~~E. No structure or parking lot may be closer than one hundred (100) feet to any lot line or to the mean high water line of any body of tidal water, except that the minimum required setback from any lot line bordering the Museum (MM) Zone shall be twenty (20) feet.~~
- ~~F. No wharf, dock, piling or mooring device shall be permitted within one hundred (100) feet of any property zoned Residential R-1 or R-2, and the combined length of all wharves and docks on, adjacent or connected to the subject property shall not exceed three hundred (300) feet in total length (including main and secondary or branch wharves or docks, but not including finger piers) and shall not exceed ten (10) feet in width at any point; and boats shall not be permitted to dock or moor at said wharves or docks unless those boats are currently owned by the entity holding title to the subject land or the operators of those boats are current guests at the hotel/conference center or inn. Further, there shall be no dispensing of petroleum products or servicing or repairing of boats or vessels at the site or at the wharves or docks connected thereto.~~
- ~~G. For hotel/conference center or inn: restaurants, conference rooms, marine docking facilities and other supporting facilities functioning as a part of the hotel/conference center or inn not in the nature of separate commercial uses.~~
- ~~H. Accessory uses and structures permitted are those clearly incidental and customary to and associated with the permitted use.~~

CURRENT STANDARDS TO BE DELETED

§ 340-68. Hotels.

- ~~A. In the CC Zone, buildings comprising a hotel may occupy multiple lots.~~

- ~~B. A hotel shall contain a registration area and shall be staffed twenty four (24) hours a day with at least one (1) individual who has the authority to accept, reject, oversee the conduct of, and expel guests, so as to maintain order at the hotel.~~
- ~~C. A hotel may provide breakfast (but not other meals without a permitted restaurant) in exchange for compensation only to occupants of the guest rooms.~~
- ~~D. Subsection C above notwithstanding, hotels may sell "event packages" as defined and further detailed in § *.~~
- ~~E. Conference facilities may be provided for the occupants and guests of the hotel.~~
- ~~F. The owner shall comply with the licensing, food storage and preparation guidelines as set forth in the Code of Maryland Regulations (COMAR) 10.15.03, "Food Service Facilities." A hotel shall contain no cooking facilities in the guest rooms or available for use by guests.~~

~~§ 340-69. Hotel/event packages.~~

- ~~A. Purpose. To allow as an accessory use to the operation of a hotel, the leasing of part or all of the hotel's premises, under certain conditions, as part of a package of services for weddings, wedding receptions, family reunions, business activities and other events similar in nature (hereinafter, "event packages").~~
- ~~B. Requirements.~~
 - ~~(1) Events resulting from the sale of event packages (events) shall be contracted by a guest of the hotel and shall include, at a minimum, the rental of at least one sleeping room in the hotel.~~
 - ~~(2) Attendance at events shall be limited to the maximum occupancy numbers permitted by the Talbot County Fire Marshal or seventy five (75) persons, whichever is less.~~
 - ~~(3) Food and beverages shall be consumed on the premises during the event.~~
 - ~~(4) All sales and services shall be subject to all required federal, state and local permits.~~

RECOMMENDED DEFINITION

Hotel or Motel - A building providing transient lodging accommodations to the general public for compensation and which may include ancillary facilities and services such as restaurants, meeting rooms, conference facilities, entertainment, personal services, and recreational facilities

RECOMMENDED STANDARDS

§ Hotel, Motel

A hotel or motel is permitted in the WD, CC, MC, and GC districts subject to the following conditions:

- A. The owner shall comply with the licensing, food storage and preparation guidelines as set forth in the Code of Maryland Regulations (COMAR) 10.15.03, "Food Service Facilities."
- B. A hotel shall contain no cooking facilities in the guest rooms or available for use by guests.
- C. The length of stay at any Hotel/Motel shall not exceed thirty (30) days within any 90-day period.
- D. If the hotel or motel includes package services for weddings, wedding receptions, family reunions, business activities, conferences and other events similar in nature (hereinafter, "event packages") as accessory uses:
 - (1) Events resulting from the sale of event packages (events) shall be contracted by a guest of the hotel and shall include, at a minimum, the rental of at least one sleeping room in the hotel.
 - (2) Attendance at events shall be limited to the maximum occupancy numbers permitted by the Talbot County Fire Marshal or seventy-five (75) persons, whichever is less.
 - (3) Food and beverages shall be consumed on the premises during the event.
 - (4) All sales and services shall be subject to all required federal, state and local permits.