

Notice of Public Hearing
Proposed Amendment to TNS Zoning
Section 202 “Accessory Hotel Room;” Section 311 (E.) Old Harbor Commercial Zone Uses
Allowed by Special Use Permit; adding a new Section 407 (C.) Criteria for Special Use
Permit, Hotels, “Standards in the Old Harbor Commercial District”
Monday, March 30, 2020
Town Hall, Old Town Road, Block Island RI
6:00 PM

The New Shoreham Town Council will consider an application by 54 Dodge Street Block Island OpCo, LLC amend New Shoreham Zoning Ordinance Section 202(A) by adding a new definition “Accessory Hotel Room,” amending Section 311 (E.) Old Harbor Commercial Zone Uses Allowed by Special Use Permit; and adding a new Section 407 (C.) Criteria for Special Use Permit, Hotels, “Standards in the Old Harbor Commercial District.” The proposed amendment would provide additional special use standards and reduced dimensional requirements for hotels in the OHC Zone. The proposal also creates Accessory Hotel Room as a new use allowed by Special Permit accessory to a hotel in the Old Harbor Commercial Zone. The proposed language may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing. The proposed language follows, with language to be added underlined.

Section 202.

Add a new definition:

5. Accessory Hotel Room. An accessory hotel room is a hotel room developed on the same lot as a hotel which is not accessed from the inside lobby of the hotel and may or may not be freestanding.

Add to Section 311 Old Harbor Commercial Zone (OHC Zone), (E) “Uses Allowed by Special Use Permit” after: Accessory Dwelling Units (Amended December 6, 2004)

Accessory Hotel Rooms (see Section 407, Hotels)

Article 4 Criteria for Special Use Permit- Section 407. Hotels.

Add a new Section C:

(C) Standards in the Old Harbor Commercial District. The following standards govern both new construction of and renovation of existing hotels in the Old Harbor Commercial District.

1. No kitchen or food preparation facilities are allowed in individual units regardless of form of ownership and use pattern.
2. Individual accommodations shall not be less than two hundred forty (240) square feet including closets but not bathrooms.

3. Specific Dimensional Requirements. The dimensional requirements set forth in the following table shall apply:

<u>Minimum Lot Area</u>	<u>40,000 square feet</u>
<u>Minimum Setback</u> <u>Front</u> <u>Side</u> <u>Rear</u>	<u>5 feet, or consistent with adjacent buildings</u> <u>5 feet, or consistent with adjacent buildings</u> <u>25 feet</u>
<u>Minimum Setbacks Accessory Structures and Uses:</u> <u>Front</u> <u>Side</u> <u>Rear</u>	<u>5 feet</u> <u>5 feet</u> <u>25 feet</u>
<u>Maximum Lot Building Coverage:</u> <u>Main Building</u> <u>Accessory Buildings</u>	<u>25%</u> <u>10%</u>
<u>Maximum Lot Coverage</u>	<u>50%</u>
<u>Maximum Height:</u> <u>Main Structure</u> <u>Accessory Structure</u>	<u>40 feet</u> <u>25 feet</u>

- a) Other dimensional standards are as set forth in Section 311 (C)

4. Accessory hotel rooms are allowed. The total number of accessory hotel rooms in any hotel shall not exceed one (1) accessory hotel room for every four (4) hotel rooms in the main hotel building. In no event shall there be more than six (6) accessory hotel rooms for any hotel.
5. Standards for Renovation of Existing Buildings. The development of hotels within existing structures shall conform to the following standards governing renovations, additions and occupancy:
- a) The lines, bulk, materials, appended elements (i.e., porches, etc.) and architectural details shall be in character with and subordinate to the original building; this applies to all additions and external modifications and concerns the preservation of trim, fenestration and ornamentation

Posted: March 9, 2020
Hearing: March 30, 2020

Attest: Fiona Fitzpatrick, New Shoreham Town Clerk