

## RM1 Hotel Uses Adjacent to Lincoln Road – LDR Amendment

Sec. 142-152. - Main permitted and prohibited uses.

(a) The main permitted uses in the RM-1 residential multifamily, low density district are single-family detached dwelling; townhomes; apartments; apartment hotels, hotels, and suite hotels for properties fronting Harding Avenue or Collins Avenue, from the city line on the north, to 73rd Street on the south (pursuant to section 142-1105 of this chapter); bed and breakfast inn (pursuant to article V, division 7 of this chapter), and apartment hotels, hotels, and suite hotels for properties abutting Lincoln Lane South, from Drexel Avenue to Lennox Avenue, subject to all of the following:

(1) The lot width of the property shall not exceed 100 feet;

(2) The lobby granting access to the property shall be located within a property fronting Lincoln Road and directly across Lincoln Lane South from the RM-1 property;

(3) The RM-1 property shall be owned by the same owner of the Lincoln Road property directly across Lincoln Lane South from the RM-1 property and the hotel shall be operated by a single operator; and

(4) No accessory uses shall be located or permitted within the RM-1 district.

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### Sec. 130-32. - Off-street parking requirements for parking district no. 1.

Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking district no. 1, accessory off-street parking spaces shall be provided for the building, structure or additional floor area as follows:

\* \* \*

(26) *Hotel, suites hotel, motel, or motor lodge*: One space per unit, except as follows:

Properties located within a local historic district or National Register Historic District	
New floor area for hotel rooms, associated with retaining, preserving and restoring a building or structure that is classified as "contributing" as of March 13, 2013, as defined below	.5 spaces per unit, up to a maximum of 100 units and 1 space per unit for all units in excess of 100 units
Other (e.g., new construction or substantial demolition of contributing building)	1 space per unit

<u>Properties abutting Lincoln Lane South, from Drexel Avenue to Lenox Avenue</u>	<u>No off street parking requirement</u>
Properties bounded by 62nd Street on the south, 73rd Street on the north, Indian Creek on the west and the Atlantic Ocean on the east	.5 spaces per unit, up to a maximum of 100 units and 1 space per unit for all units in excess of 100 units
Properties located south of Fifth Street and properties zoned residential and located south of 17th Street, west of Alton Court, east of Biscayne Bay and north of 6th Street	1 space per unit
Properties not listed above:	
Hotels, limited by covenant to no restaurants or pools open to the public, no outdoor bar counters, entertainment or special events, and located in a commercial zoning district within 1,000 feet of the boundary of an area that is (1) zoned CD-3 and (2) part of an historic district	.5 spaces per unit, up to a maximum of 100 units and 1 space per unit for all units in excess of 100 units, up to a maximum cap of 150 rooms total
Within 150 feet of a single-family district or RM-1 district, notwithstanding the above	1 space per unit
Other	1 space per unit

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