

Hotel/Extended Stay/Residential Hotel Code Amendments

The Department of Planning and Development is proposing to amend Part 11 of the Gahanna Codified Ordinances in response to the evolution of the hotel industry. The changes are a result of meetings with the State Fire Marshall, the Fire Marshall's general counsel, and with the Franklin County Health Department.

Staff proposes to amend the Zoning Code to require conditional use approval for all types of hotels within the OCT and Olde Gahanna zone districts. Proposed changes include the following:

- Chapter 1155 (Office, Commerce and Technology District)
 - Remove Accommodations and Food Service from allowed uses
 - Add Food Services to allowed uses
 - Add Accommodations to conditional uses

- Chapter 1150 (Olde Gahanna District)
 - Remove Accommodations from allowed uses
 - Add Accommodations to conditional uses

In addition to the zone districts referenced above, the Code allows for Hotels within several other commercial zoning classifications. All of those classifications require conditional use approval. The proposed changes would require conditional use approval for Hotels within all zone districts where the use is permissible.

Business regulations and definitions for the hotel industry are being evaluated but are not ready for consideration at this time.

We respectfully request Council's approval of the proposed changes.