

# City Hotel Regulations Matrix

	Proposed Coconut Creek Ordinance	Existing Coconut Creek	Coral Springs	Dania	Davie	Deerfield Beach	Ft.Lauderdale	Lauderhill	Margate	No. Lauderdale	Oakland Park	Parkland	Plantation	Pompano Beach	Sunrise	Tamarac
Hotel Room Size	300sf	None	300sf	250sf	400sf	250sf	120sf - 450sf in Residential Districts	325sf	300sf	200sf	250sf	200sf	300sf	None	350sf - 675 sf (Extended Stay)	None
Parking Requirement	Same parking requirements for Hotels; New parking requirement for Extended Stay Hotels	1 space per room; plus 1 space per 2 employees on shift of greatest employment; plus 100% for all ancillary uses	1 per room; plus 35% of parking required for ancillary uses	1 space per room; 10 spaces per 1,000sf for ancillary uses; CRA: 0.8 per room; plus 5 spaces per 1,000sf for ancillary uses; or per a study in Overlay District.	1 space per 2 rooms; plus 1 space plus 1 per 3 persons for a public meeting room; and 0.5 spaces for ancillary uses.	1 space per room; plus 0.5 for ancillary uses.	0.67 - 1 space per room	0.75 -1 space per room; plus 50% of required parking for ancillary uses	1 space per unit; plus 1 space for owner/operator; plus 1 space for each 5 rooms for guests.	0.75 -1 space per room; plus 50% of required parking for ancillary uses	0.75 per room; plus 35% of parking required for ancillary uses	0.75 -1 space per room; plus 50% of required parking for ancillary uses	1 space per room; plus 100% of parking requirements for ancillary uses.	1 per unit for 100 units or less; 0.85 per unit for 101-150 units; 0.7 for 150 units plus.	0.75 -1 space per room; plus 50% of required parking for ancillary uses; 10% less when hotel proposes 250-300 rooms.	1 space per room or suite; plus 100% for all ancillary uses
Approval Process (Depends on Zoning District)	Special Land Use	Special Land Use	Permitted by Right; Conditional Use	Permitted by Right; Special Exception	Permitted by Right; Special Permit	Permitted by Right; Conditional Use	Permitted by Right; Conditional Use	Special Exception	Special Exception	Special Exception	Conditional Use	Special Exception	Conditional Use	Permitted by Right; Special Exception;	Permitted by Right; Special Exception	Permitted by Right; Special Exception
Zoning Districts where permitted	Commercial, PMDD	Commerical, PMDD	Commercial & Multi-Family Residential, Mixed-Use	Commercial, Mixed-Use, CRA	Commercial; Mixed -Use	Commercial; Multi-Family; Mixed-Use	Commercial, Multi-Family, Mixed-Use	Commercial, Multi-Family	Commercial, Mixed-Use	Commercial	Commercial, Mixed-Use	Commercial, Recreation	Commercial, Multi-Family, Mixed-Use	Commercial, Multi-Family, Mixed-Use; Industrial; Recreation	Commercial & Multi-Family, Recreation, Industrial	Commercial
Minimum Standards	Yes	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	Central switchboard, daily room cleaning service.	Permitted on arterial and collector streets only; accessory uses intended for guests on-site.	Min site size of 2 acres in business zoning, no min. in mixed-use districts.; On-site common dining facilities	None specifically, general regulations applying to all developments	High speed internet; registration staffed 24 hrs per day; swimming pool; full service restaurant	Permitted as an accessory to a primary recreation use in commercial recreation zones.	Hotels with 100 plus rooms permitted to have a hotel bar with hours of operation and signage restriction; 50 plus rooms may have commercial accessory uses; intended primarily for guests	In Industrial, permitted only if located on an arterial street	Full service restaurant; bar/lounge seating min. 100 people; 250 minimum of rooms; no cooking facilities; regional shopping center standards; conference facility standards	A hotel shall, at a minimum, have a central switch board; provide daily room cleaning service; have a regular staff concierge service; porter service and valet parking; no separate ownership.
Public Safety Standards	Yes	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	Entrances/exits visible to staff at registration desk and monitored by video	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	Extended stay hotels must maintain records documenting the stay of guests	None specifically, general regulations applying to all developments
Architectural/Design Standards	Yes	None specifically, general regulations applying to all developments	Outdoor recreation areas min. 25ft from residential.	Guestroom access via interior corridors; Wall or window mounted air conditioners shall not project beyond any exterior wall of the building	None specifically, general regulations applying to all developments	None specifically, general regulations applying to all developments	Accessory uses must be accessed and no windows from the interior or main lobby of the hotel and not from a street or adjacent property, except for SR A1A.	Minimum lot area, 100-150ft. min. frontage along street, 4 and 2 story building height maximum, designed to encourage adaptive re-use of the building if abandoned	Outdoor recreation areas min. 25ft from residential.	None specifically	Architectural features, form, and mass standards; parking garage screening; All guest rooms shall be accessed from the interior of the structure no catwalks; The hotel structure shall provide elevator service to all floors above grade;	None specifically, general regulations applying to all developments	Accessory commercial uses must be accessed through the lobby or interior of building and signage limitations	15% of floor area may be devoted to related accessory commercial	Interior corridor, no catwalks; ; Central A/C in building and all rooms; Swimming pool	All guest rooms shall be accessed from the interior of the structure; The hotel structure shall provide elevator service to all floors above grade.