HOTEL DESIGN STANDARDS

Final Corrected Version
First Reading
April 23, 2019
An ordinance amending the “Unified Development Code” Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article 3, Use Standards, Section 3.1.5, Table of Allowed Uses, relative to determining hotel use types and allowed zoning use districts; through the amendment of Section 3.2.3, Supplemental Use Standards, relative to revising supplemental use standards for all hotel types; through the amendment of Article 5, Design and Development Standards, Sections 5.4.3 and 5.4.11, relative to the revision of required off-street parking and bicycle parking and through the amendment of Section 5.8.1, Entertainment District Overlay, relative to allowed and prohibited hotel uses in the Entertainment District Overlay, through the amendment of Article 12, Definitions, Section 12.3.3, Commercial Uses, relative to providing revised definitions for all hotel use types; providing for a fine of up to $2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

WHEREAS, after notice and public hearing on April 17, 2019, the Planning and Zoning Commission heard and recommended amendment to the “Unified Development Code” Chapter of the Code of the City of Arlington, Texas, 1987, as amended; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals and general welfare of the citizens that the amendments relative to the “Unified Development Code” Chapter be approved; NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1. THAT the “Unified Development Code” Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended by the amendment of Article 3, Use Standards, Section 3.1.5, Table of Allowed Uses, relative to determining hotel use types and allowed zoning use districts; through the amendment of Section 3.2.3, Supplemental Use Standards, relative to revising supplemental use standards for all hotel types; through the amendment of Article 5, Design and Development Standards, Sections 5.4.3 and 5.4.11, relative to the revision of required off-street parking and bicycle parking and through the amendment of Section 5.8.1, Entertainment District Overlay, relative to allowed and prohibited hotel uses in the Entertainment District Overlay, through the amendment of Article 12, Definitions, Section 12.3.3, Commercial Uses, relative to providing revised definitions for all hotel use types; providing for a fine of up to $2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.
Standards, Section 3.1.2, Explanation of Table Abbreviations, by adding a new Subsection (G), which shall hereafter read as follows:

G. Rebuilding of Legally Nonconforming and Conforming Lodging Facilities
“R” in a cell indicates that, in the respective zoning district, the use is allowed only if it complies with Table 3.2-3 in accordance with the supplemental use standards in this article and the requirements of Article 5, Design and Development Standards.

Further, Article 3, Use Standards, Section 3.1.5, Table of Allowed Uses, Subsection (B), Table 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts, shall be amended so that the Use Types currently listed under Use Category, Lodging Facilities, are hereby deleted and replaced with the following Use Types listed below and the same shall be incorporated into Table 3.1-2 in the order shown herein:

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>L</th>
<th>O</th>
<th>C</th>
<th>N</th>
<th>C</th>
<th>G</th>
<th>C</th>
<th>H</th>
<th>D</th>
<th>B</th>
<th>P</th>
<th>L</th>
<th>I</th>
<th>M</th>
<th>NMU</th>
<th>RMU</th>
<th>Supplemental Use Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lodging Facilities</td>
<td>Bed and breakfast inn</td>
<td>S*</td>
<td>S*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, luxury</td>
<td></td>
<td>p*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, upper upscale</td>
<td></td>
<td></td>
<td></td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, upscale</td>
<td></td>
<td></td>
<td></td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td>S*</td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, upper midscale</td>
<td></td>
<td></td>
<td></td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, midscale</td>
<td></td>
<td></td>
<td></td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, economy</td>
<td></td>
<td></td>
<td></td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td>R*</td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, independent</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Hotel, convention</td>
<td></td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td>p*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Overnight parking facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
<tr>
<td>Trailer camp</td>
<td>RV park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.2.3.E</td>
</tr>
</tbody>
</table>

Further, Article 3, Use Standards, Section 3.2.3, Supplemental Use Standards, Subsection (E), Lodging Facilities, is hereby repealed and replaced in its entirety with the following which shall hereafter read as follows:

E. Lodging Facilities
1. Bed and Breakfast Inn
   a. In all districts:
      (i) In the DB, NMU, and RMU districts, the number of guest rooms is limited to 12. In all other districts, the number of guest rooms is limited to six.
(ii) Cooking facilities in guest rooms are not allowed.
(iii) Individual guest occupancy is limited to no more than one month in any three-month period.

2. **Hotels (Luxury, Upper-Upscale, Upscale, Upper-Midscale, Midscale, Economy, Independent, and Convention)**

a. **Chain Scale Rating**
   After June 1, 2019, all new and existing hotels, except Convention Center Hotels, shall be classified as one of the following use types based on a hotel’s chain scale rating. In order to be classified as a **Luxury Hotel**, an **Upper-Upscale Hotel**, an **Upscale Hotel**, an **Upper-Midscale Hotel**, a **Midscale Hotel**, or an **Economy Hotel**, a hotel must be associated with a hotel brand rated at the corresponding scale level in the most recent listing of chain scale ratings published by STR, Inc. A **Residence Hotel** is a sub-classification of a hotel classified by chain scale rating.

   (i) If STR, Inc., ceases to publish chain scale ratings for hotels, another rating entity may be used by the Zoning Administrator. The “Average Daily Rate” shall be used when assessing the chain scale of hotels.

   (ii) A franchise agreement or similar contract from a hotel brand must be provided to the Zoning Administrator prior to the issuance of any building permit associate with the hotel project. All approved building permits shall be conditioned to require the applicant to provide notice to the City within thirty (30) days of any contractual change between the applicant/owner and the hotel brand.

   (iii) A certificate of occupancy may only be approved for a hotel that is associated with a hotel brand rated with the appropriate chain scale rating above.

   (iv) Any existing hotel other than Convention Center Hotels not classified in the most recent listing of chain scale ratings published by STR, Inc., shall be classified as an **Independent Hotel**.
(v) Except as provided in this subsection 2, no certificate of occupancy shall be approved for a hotel that is not classified by a chain scale rating.

b. General Design Standards for All Hotels
The general design standards of this subsection 2.b. shall apply to all hotels.

(i) Entry Features
(1) Special care shall be taken to enhance the site entry by providing front yard paving and landscaping that interfaces with the streetscape and sidewalk condition.

(2) All public entrances shall incorporate arcades, roofs, alcoves, porticos, and awnings that protect pedestrians from the sun and weather. This requirement shall not apply to loading areas.

(3) Primary building entrances are to be defined and treated as a signature element of the building and articulated with architectural elements such as pediments, columns, porticos, and overhangs.

(4) A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk, with an area for temporary parking of at least two vehicles underneath the covered area for guests checking in and out.

(5) All hotels shall provide at least one additional design element such as, but not limited to, a water feature, sculpture, or public art at the building entrance. Any such design element shall be designed in proportion to the primary building entrance.

(ii) Site Design
(1) All landscaping shall be provided in accordance with Section 5.2, Landscaping.

(2) All outside equipment such as air conditioners, pool equipment, satellite dishes, etc., shall be screened from view by a masonry screening wall and landscaping. Individual portable window-mounted air conditioning units are prohibited.
(3) Hotels shall conform to Crime Prevention Through Environmental Design (CPTED) principles and provide good visibility in all public areas, open space areas, and driveway entrances from public streets, driveway intersections, and parking lots. Lighting, for example, shall be used to create safe and secure public areas while illuminating only those areas for which lighting is designed, and shall be designed to reduce glare and not affect adjacent uses.

(4) Parking Lot Lighting. Parking lots shall have exterior lighting in all publicly accessible areas without needlessly lighting adjacent properties or developments. All lighting shall be controlled by a photocell or seasonally-adjusted timer switch. Lighting fixtures that have been identified as non-operable shall be repaired to an operable state within 72 hours.

(5) In order to reduce urban storm water runoff, the City encourages the following strategies to promote the use of pervious surface parking construction (interlocking grass pavers) for all surface parking lots:

(a) Additional parking spots over the required number may be surfaced with pervious material.
(b) In addition, all surface parking lots may have all center rows (face-to-face parking rows) surfaced with a permeable material between the wheel stops or the curb, a minimum width of six feet. Center rows shall be landscaped to serve as bio-retention areas. Curbs for permeable center row medians shall not be required in order to allow sheet flow from impervious areas. If curbs are not provided, a wheel stop shall be required for each space.

(iii) Building Design

(1) Access to guest rooms shall be restricted exclusively to interior corridors, which shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system.

(2) The hotel shall install and maintain, in proper operating order, surveillance cameras in each
interior hallway and lobby/lounge area, in the parking lots, and at each exterior door. The cameras shall be placed to provide visibility to the front and rear exteriors of the building. Monitors shall be provided for security and other hotel personnel so that on-site activities are viewable at all times. Surveillance cameras shall be in operation 24 hours a day and records of images recorded shall be kept a minimum of 30 days.

(3) All hotels must be constructed exclusively from concrete, structural steel and light-gauge metal framing materials regardless of the height of the structure.

c. **Additional Standards for Hotels in the EDO**
In addition to all other standards enumerated in subsection 2.b., the minimum standards of this subsection 2.c. shall apply to **Luxury, Upper-Upscale, Upscale** (when permitted as a demo and rebuild) and **Convention Center Hotels** in the Entertainment District Overlay (EDO).

(i) Only **Luxury Hotels, Upper-Upscale, Upscale** (when permitted as a demo and rebuild) and **Convention Center Hotels** are allowed in the EDO.

(ii) The lobby shall have a minimum ceiling height of sixteen (16) feet.

(iii) The lobby shall have a minimum area of 4,000 square feet, or 10 square feet per guest room, whichever is greater. This area excludes the bar, restaurant, and corridors accessing the elevators.

(iv) The hotel shall include a restaurant with a full-service kitchen and an adjacent or separate full bar. The restaurant and bar shall be open to the public.

d. **Status of existing hotels and projects in progress**
An existing hotel that is illegally nonconforming prior to June 1, 2019 shall continue to be illegally nonconforming after said date. An existing hotel that is legally nonconforming prior to June 1, 2019 shall continue to be legally nonconforming. An existing hotel that is conforming prior to June 1, 2019, shall continue to be conforming.
A hotel project in progress that was approved by Specific Use Permit or Planned Development on or after January 1, 2014, or that is holding a valid building permit as of June 1, 2019, shall be considered conforming upon issuance of the certificate of occupancy. Said projects shall comply with previous approved requirements and may elect to be classified under the now obsolete hotel classifications of full-service, limited service, or boutique hotel. Legally nonconforming and conforming hotels may be demolished and rebuilt in accordance with this subsection 2.d.

If at any time a new hotel or an existing hotel with a conforming chain scale rating is shifted to a lower nonconforming chain scale rating within the same brand, the hotel shall continue to be conforming; provided, that any hotel with a chain scale rating on or after June 1, 2019, which becomes unrated due to a loss of brand affiliation, shall be re-classified as a legally nonconforming Independent Hotel.

(i) Legally nonconforming and conforming hotels classified as **Upscale, Upper-Midscale, Midscale, Economy, or Independent** may be demolished and redeveloped; provided, that the existing and proposed hotel development complies with the upgrading requirements of Table 3.2-3, below.

<table>
<thead>
<tr>
<th>Existing Hotel Classification</th>
<th>Permitted Hotel Classification on Rebuild</th>
<th>Approval Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upscale</td>
<td>Upper-Upscale</td>
<td>P*</td>
</tr>
<tr>
<td></td>
<td>Upscale</td>
<td></td>
</tr>
<tr>
<td>Upper-Midscale</td>
<td>Upscale</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Upper-Midscale</td>
<td></td>
</tr>
<tr>
<td>Midscale</td>
<td>Upscale</td>
<td>SUP*</td>
</tr>
<tr>
<td></td>
<td>Upper-Midscale</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Midscale</td>
<td></td>
</tr>
<tr>
<td>Economy</td>
<td>Upscale</td>
<td></td>
</tr>
<tr>
<td>Independent</td>
<td>Upper-Midscale</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Midscale</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Economy</td>
<td></td>
</tr>
</tbody>
</table>

* In the EDO, Upscale rebuilds to the Upper-Upscale classification requires a Specific Use Permit (SUP).
* Rebuilds to the Economy, Midscale and Upper-midscale classifications are prohibited in the EDO.
(ii) If a legally nonconforming hotel is demolished as part of a redevelopment project and the new hotel is not issued a building permit within one year after the date of the demolition permit, or if no progress is made toward completion of the project within two years after the date of issuance of the building permit, the right to redevelop the property as a hotel in accordance with Table 3.2-3 shall automatically expire. For good cause shown, the Administrator may grant a one-time extension not to exceed ninety (90) days to the time periods of this subsection 2.d.(ii).

e. Independent Hotels
An Independent Hotel shall be permitted only with the approval of a Planned Development (PD). An Independent Hotel, having been duly approved as a PD and constructed in accordance with the covenants and conditions of said PD, the standards of this Unified Development Code, and all applicable building, development and construction codes of the City, shall be granted a certificate of occupancy.

f. Residence Hotels
It shall be unlawful for a hotel to operate as a Residence Hotel without the endorsement of the building official made on the certificate of occupancy.

Further, Article 5, Design and Development Standards, Section 5.4.3, Off-Street Parking Standards, Subsection (A), Off-Street Parking Schedule A, is hereby amended that the Use Types currently listed under Use Category, Lodging Facilities, are hereby deleted and replaced with the following Use Types listed below and the same shall be incorporated into Table 5.4-1 in the order shown herein:

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE TYPE</th>
<th>PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lodging Facilities</td>
<td>Bed &amp; breakfast inn</td>
<td>1 per guest room, in addition to those required for principal residence</td>
</tr>
<tr>
<td></td>
<td>Hotel, all types</td>
<td>1 per guest room or residence unit up to 100 units, then 0.75 per unit over 100. 50% of spaces may be counted to satisfy parking requirements of accessory uses</td>
</tr>
<tr>
<td></td>
<td>Overnight parking facility</td>
<td>Schedule C</td>
</tr>
</tbody>
</table>

(8)
Further, Article 5, Design and Development Standards, Section 5.4.11, Bicycle Parking, Subsection (B), Table 5.4-4: Required Bicycle Parking, is hereby repealed and replaced in its entirety and the same shall read hereafter as follows:

<table>
<thead>
<tr>
<th>TABLE 5.4-4: Required Bicycle Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
</tr>
<tr>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Multifamily dwelling</td>
</tr>
<tr>
<td>Hotel, all types</td>
</tr>
<tr>
<td>Public or private school</td>
</tr>
<tr>
<td>University, college, or seminary</td>
</tr>
<tr>
<td>Government administration and civic buildings</td>
</tr>
<tr>
<td>Commercial and retail w/off-street parking</td>
</tr>
<tr>
<td>Commercial and retail w/on-street parking</td>
</tr>
<tr>
<td>Industrial</td>
</tr>
<tr>
<td>Parks and open space</td>
</tr>
</tbody>
</table>

Further, Article 5, Design and Development Standards, Section 5.8.1, Entertainment District Overlay, Subsection (B), Land Uses, is hereby repealed and replaced in its entirety with the same shall read hereafter as follows:

B. Land Uses
1. Permitted Uses
   Subject to the provisions of Section 3.1, Tables of Allowed Uses, any use permitted in the applicable underlying base zoning district may be permitted the EDO overlay district, with the following conditions:
   
a. Restaurants with drive-through windows require approval of a Specific Use Permit.

b. Upper-Upscale Hotels require approval of a Specific Use Permit.

c. An Upscale Hotel may be permitted only by Specific Use Permit in conjunction with a demo and rebuild as provided in Table 3.2.-3.

d. Overnight parking facilities are subject to Section 3.2.3.E.

e. Self-storage facilities require approval of a Specific Use Permit.
f. Mixed-use developments or buildings are permitted in the RM-12, RMF-22, and any non-residential base zoning district, subject to the following:

(i) Townhouse and multi-family residential uses are permitted by right in a mixed-use development or building.

(ii) For mixed-use developments in the RM-12 and RMF-22 districts, the permitted non-residential uses are restricted to those in the RMU district.

g. Convention Hotel

2. Prohibited Uses

Any use not explicitly allowed in Table 3.1-1, *Table of Allowed Uses – Residential Districts*; and 3.1-2, *Table of Allowed Uses – Non-Residential and Mixed-Use Districts*, is prohibited in the EDO district. In addition, the following uses are prohibited in the entire EDO district:

a. HUD Code manufactured home/mobile home
b. Halfway house
c. Correctional facility
d. Animal production
e. Crop production
f. Auto service center
g. Auto repair garage, major
h. Surface parking lots as a primary use
i. Any hotel used for extended stay (see definition of Residence Hotel-subclassification)
j. Secondhand goods store
k. Bail bond service
l. Gun range (indoor)

Further, Article 12, Definitions, Section 12.3.3, Commercial Uses, Subsection (F), Lodging Facilities, are hereby repealed and replaced in its entirety and the same shall hereafter read as follows:
F. **Lodging Facilities**
For-profit facilities where lodging, meals, and the like are provided to transient visitors and guests for a defined period. Specific use types include:

1. **Bed and Breakfast Inn**
   A house, or portion thereof, used by the record owner of the property and who is also a resident of the property, and where short-term lodging rooms and meals are provided.

2. **Hotel, Luxury**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as “luxury” by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

3. **Hotel, Upper-Upscale**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as “upper-upscale” by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

4. **Hotel, Upscale**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as “upscale” by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

5. **Hotel, Upper-midscale**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as “upper-midscale” by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

6. **Hotel, Midscale**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as “midscale” by STR, Inc., in its most
recently published chain scale ratings for hotels in North America.

7. **Hotel, Economy**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as “economy” by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

8. **Hotel, Independent**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is not associated with hotel brands that are rated by STR, Inc., in the most recently published chain scale ratings for hotels in North America.

9. **Hotel, Convention**
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is closely located to and associated by agreement with the City of Arlington Convention Center.

10. **Residence Hotel (Subclassification of Hotel)**
    Any hotel that offers more than five percent of its rental units for stays extending 30 consecutive days or more, or a multi-dwelling unit extended-stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term (30 days or more) occupancy. Accessory uses include meeting rooms, clubhouse, and recreational facilities intended for the use of residents and their guests. This definition shall not include other dwelling units as defined by this Code. After June 1, 2019, a **Residence Hotel** is a subclassification of the other Hotel classifications found under Lodging Facilities.

11. **Overnight Parking Facility**
    An area within a major sports complex for locating, establishing, or maintaining sites available for overnight parking of motor vehicles, recreational vehicles, pickup coaches, and travel trailers of the general public, which may be used as temporary living quarters by persons attending one or more events at a major sports complex.
12. **Trailer Camp | RV Park**
An area for locating, establishing, or maintaining one or more sites for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. The area is intended for use on a temporary basis by campers, vacationers, and travelers.

2.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

4.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

5.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.
6.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

7.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

8.

This ordinance shall become effective on June 1, 2019.

PRESENTED AND GIVEN FIRST READING on the ____ day of __________, 2019, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the ____ day of ____________, 2019, by a vote of ____ ayes and ____ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

Alex Busken, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY __________________________