

ZONING ADMINISTRATOR INTERPRETATION

DATE: January 11, 1994, updated on April 26, 2007

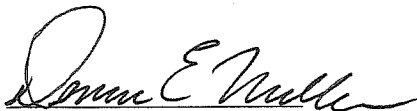
CODE SECTION: Appendix A – PD-15 Provisions

QUESTION NEEDING INTERPRETATION: The PD-15 provisions indicate that the commercial uses on the site are permitted and shall be those reasonably related to hotel uses as determined by the Zoning Administrator. While the provisions list specific types of uses which are allowed on the Huntington Hotel site, the list is not intended to be inclusive of all uses that may be reasonably related to hotel uses. What other uses would be allowed on the site?

INTERPRETATION: Because the reference to land use in this Planned Development is intentionally flexible, a complete list of uses that are reasonably related to hotel uses cannot be provided. However, the administrative record for the property includes a variety of uses that have been permitted. These uses include restaurants, alcohol sales, and personal improvement services.

An important aspect of the land use reference in the Planned Development provisions is that none of the uses are conditionally permitted. Consequently, all uses reasonably related to hotel uses are permitted by right. For example, alcohol sales, although it requires a Conditional Use Permit in other Zoning Districts, is permitted by right in PD-15. In addition to uses that may be continuous on the property, the hotel may need temporary uses such as tents provided for banquets or conventions. Because Temporary Use Permits are not required in PD-15, temporary uses that are reasonably related to hotel uses are permitted by right on the property.

Each new use must be reviewed on a case-by-case basis to determine if it is reasonably related to hotel uses. Such proposals should be reviewed by the Zoning Administrator.



Denver E. Miller
Zoning Administrator