

**AN ORDINANCE TO AMEND THE CITY OF JOHNS CREEK CODE OF  
ORDINANCES, APPENDIX A – ZONING, TO MODIFY DEFINITIONS FOR HOTEL  
AND BOUTIQUE HOTEL AND ADD HOTEL AS A PERMITTED USE IN THE TOWN  
CENTER CODE**

**WHEREAS**, the City of Johns Creek, Georgia, is authorized by the State of Georgia Constitution to execute zoning power within its city limits;

**WHEREAS**, the City originally adopted its Zoning Ordinance in January 2007, adopting the Fulton County Zoning Resolution in its entirety, including all definitions;

**WHEREAS**, the City of Johns Creek originally adopted the Town Center Code in 2022 with its own set of definitions;

**WHEREAS**, the City recognizes the need to modernize the definition of “hotel” and to modify the definition for “boutique hotel”; and

**WHEREAS**, the Code of Ordinances Appendix A – Zoning should be amended to modify definitions for “hotel” and “boutique hotel,” and add “hotel” as a permitted use in the Johns Creek Town Center Code.

**NOW THEREFORE**, the Mayor and Council of the City of Johns Creek hereby ordain that Appendix A – Zoning, Article III, Section 3.3. “Definitions;” Article XII-A., Section 12A.2. “Definitions;” and Article XII-A., Section 12A.4.3.2. “Use Table Key” are amended as follows:

**Section 3.3.8.H.**

*Hotel/Motel.* A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, housekeeping services and/or fitness center are provided for transient guests for an average stay of less than 30 days and offered to the public for compensation. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, group meeting spaces and selective amenities, such as but not limited to spas, banquet rooms, conference center facilities, valet parking, concierge, and on-site restaurant. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

~~*Hotel, Apartment.* A use which provides individual units which include cooking facilities, and which are used for temporary lodging to persons not related to the owner for fewer than 30 days.~~

**Section 12A.2. – Definitions.**

*Boutique Hotel.* A facility not exceeding 150 rooms and where overnight accommodation for less than 30 days are provided for compensation. The building shall reflect an exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no

self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

**Section 12A.4.3.2. – Use Table Key.**

<b>Key: P = Permitted Use, S = Special Use Permit Required, Empty Cell = Use Not Permitted</b>			
<b>Use Category</b>	<b>Town Center Zoning Districts</b>		
<b>Residential Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
<b>Household Living</b>			
Dwelling, Detached			P
Dwelling, Duplex			P
Townhouse	P		P
Multi-family	P		P
Live-Work Unit	P		P
<b>Group Living</b>			
Personal Care Home, Family	P		P
Personal Care Home, Congregate	S		S
Group Residence/Shelter	S		S
<b>Public/Institutional Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Associations (Clubs & Lodges)	P	P	
Libraries	P	P	
Museums	P	P	
Park and Playground	P	P	P
Performing Art Center	P	P	
Place of Worship	S	S	
School, Colleges and Universities	S	S	
<b>Commercial Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Boutique Hotel	P	P	
Hotel	P	P	
Medical Office, except as listed below:	P	P	
Ambulatory Surgical Center		P	
Hospital			
General Office, except as listed below:	P	P	
Bail Bond			
Call Center			
Personal Service, except as listed below:	P	P	
Adult Business			
Animal Care (Outdoor)			
Copy Center, Printing, Binding, Photocopying, Blueprinting		P	
Funeral Home			
Taxidermist			
Vehicle Rental			
Vehicle Repair Shop			
Vehicle Specialty Shop			
Recreational Facilities, Indoor, except as listed below:	P	P	
Adult Business			
Billiard Hall, Pool Hall			
Shooting Range			
Recreational Facilities, Outdoor, except as listed below:	S		
Amusement Park			
Drive-in Theater			

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<b>Use Category</b>	<b>Town Center Zoning Districts</b>		
<b>Residential Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Golf Driving Range			
Riding Stable			
Rowing Club, Boat Rental			
Shooting Range			
Racetrack			
Water Park			
Restaurant (without drive-through)	P	P	
Retail, except as listed below:	P	P	
Fireworks Retail Facility			
Fuel Pumps/Gas Station			
Pawnshop			
Smoke Shop			
Title Loans, Check Cashing			
Vehicle Sales			
Self-Storage			
<b>Light Industrial Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Light Manufacturing (under 8,000 square feet in floor area)		P	
Micro-Producer (Brewery, Distillery, Winery)	P	P	
Research and Development	P	P	
<b>Accessory Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Farmers' Market	P		
Home Occupation	P		P
Non-commercial Greenhouse			P
Outdoor Dining	P	P	
Outdoor Display			
Parking Garage	P	P	P
Parking, On-site	P	P	P
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	P	P	
Swimming pool, tennis court, clubhouse, gazebo and other private recreation facilities	P	P	P

**SO ORDAINED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved:

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 John Bradberry, Mayor

ATTEST:

Approved as to Form:

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Allison Tarpley, City Clerk

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Angela Couch, City Attorney

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