

For discussion at our 12-2-2025 PC Meeting

Issues: What is allowed in B-1 and do we need additional definitions in code? Also, we have apartments over some businesses e.g. Apartment over Dredge Complex. There is not mention of these in code. Do we want to add this use in our code?

In our previous review we recommended elimination of “tourist homes” from B-1 uses.

While Hotels are defined in our code, Motels and Inns are not specifically.

Irvington Code:

Boarding house. A building where, for compensation, lodging and meals are provided for at least five and up to 14 persons.

Dwelling. Any structure which is designed for use for residential purposes, except hotels, boarding houses, lodging houses, tourist cabins, apartments, automobiles, trailers and mobile homes. The minimum square footage of a dwelling structure will be 1,200 square feet in R-1 and 1,800 square feet in R-2.

Hotel. A building designed or occupied as the more or less temporary abiding place for individuals who are, for compensation, lodged with or without meals.

B-1 Uses:

Hotels, motels, inns, rooming and boarding houses, tourist homes

Code of Virginia:

"Hotel" means any place offering to the public for compensation transitory lodging or sleeping accommodations, overnight or otherwise, including facilities known by varying nomenclatures or designations as hotels, motels, travel lodges, tourist homes, or hostels.

The "inn" definition in the Virginia Code, for purposes of the transient occupancy tax, includes a variety of establishments like hotels, motels, tourist homes, and other lodging places that offer accommodations to transients for a fee . While the specific term "inn" is not the sole defining term, the code uses broader terms like "lodging facility" or "hotel," which encompass inns as public or private places offering short-term lodging. These definitions primarily focus on establishments that provide overnight sleeping accommodations to transients, and the term "transient" generally refers to someone staying for a period of not more than 90 consecutive days.

Kilmarnock Code:

Hotel means a building designed or occupied as the more or less temporary abiding place for 14 or more individuals who are, for compensation, lodged, with or without meals, and in which provision is not made for cooking in individual rooms or suites.

Motel means an establishment consisting of a group of living or sleeping accommodations with bathroom and closet space, located on a single zoning lot, and designed for use by transient automobile tourists; less than 50 percent of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient automobile tourists.

Roominghouse, lodginghouse means a building other than a hotel where lodging is provided for three or more persons for compensation pursuant to previous arrangements but not open to the public or transients.

Tourist home means a dwelling in which lodging is provided or offered for compensation for up to 14 persons and is open to transients.

TDC 11-30-2025