

which are kept, used, maintained or advertised as, or held out to the public to be, a place where sleeping accommodations are supplied for pay to transient guests or tenants.

In order to qualify for density multipliers, motels also must be registered with the state and must pay Lee County's tourist development tax. Hotels and motels are further divided into "efficiency motels" (primarily for tourists) and "business motels" (all others).

Limited kitchen facilities are allowed in efficiency motels, but they may not be as extensive as a separate room. A building that looks like a motel but does not meet all of these tests is treated by current regulations as multifamily housing, and is therefore subject to much stricter density regulations.

A new motel (or hotel) that qualifies under the current zoning regulations can have substantially more rental units than would be allowed for multifamily housing. Under the current rules, a minimum of three "business" hotel/motel units are guaranteed for each one regular dwelling that would otherwise be allowed (in zoning districts where motels are permitted); this ratio is two for one for "efficiency" motels. With a maximum number of new dwelling allowed under the comprehensive plan of 6 units per acre, 18 hotel or motel units can be built. In addition, a landowner can request higher densities yet during a planned development rezoning (with no maximum cap), provided that the Town Council finds that the higher density would be "compatible with the surrounding area." (Due to concerns over these density multipliers, they were suspended by ordinance in late 1997 pending the completion of this comprehensive plan.)

These density multipliers were established by Lee County in 1994, when it repealed the previous rule that categorized hotels and motels into three types: transient (25 units per acre); efficiency (2.5 units for each multifamily dwelling unit); and convention (50 units per acre).

Lee County has since added new restrictions on motel densities in the unincorporated area, eliminating the dubious distinction between efficiency and business motels in favor of density ratios based on the actual floor area of each rental unit, regardless of unit type. For each allowable dwelling unit, the following number of new hotels and motels will be allowed:

- Three rental units under 425 square feet; or
- Two rental units under 725 square feet; or
- One rental unit over 725 square feet.

However, if approved through a planned development rezoning, even higher ratios may be approved, "provided all other aspects of the development (height, traffic, intensity of use, etc.) are found to be compatible with the surrounding area."

To illustrate the numerical densities with actual examples, Table 4-2 provides official data on the density of a selection of existing motels at Fort Myers Beach.

Table 4-2 — Hotel/Motel Densities

<u>Name</u>	<u>Address</u>	<u># of rental units</u>	<u># of total acres</u>	<u>rental units per acre</u>
Lani Kai Island Resort	1400 Estero	100	0.98	102
Ramada Inn	1160 Estero	70	0.87	80
Lighthouse Island Resort	1051 5 th St.	40	0.72	56
Outrigger Beach Resort	6200 Estero	144	3.92	37
Days Inn	1130 Estero	33	0.98	34
Best Western	684 Estero	75	2.87	26
Buccaneer Resort Inn	4864 Estero	25	0.98	26
Holiday Inn	6890 Estero	103	3.91	26
Neptune Inn	2310 Estero	65	2.86	23
Sandbar Resort	5480 Estero	12	0.61	20
Carousel Motel	6230 Estero	26	1.52	17