
Sec. 90-103. CTF commercial tourist facilities district.

The following regulations shall apply in the CTF commercial tourist facilities district:

- A. Permitted uses shall be as follows:
 - (1) Hotels and motels.
 - (2) Lodging and guest houses.
 - (3) General commercial uses permitted in the C-NR district.
 - (4) Accessory uses and structures for all permitted uses.
 - (5) Single-family dwellings.
 - (6) Duplexes.
- B. Special uses shall be as follows:
 - (1) Commercial recreation uses permitted with special permit in the C-NR district.
 - (2) Accessory off-street parking lots and retention facilities as part of an abutting office or commercial use are allowed as a special exception in the CTF commercial tourist facilities zoning district. Such accessory uses are allowed when the abutting office or commercial use abuts Gulf Boulevard and gains access through the abutting office or commercial use.
 - (3) Municipally owned parking lots.
- C. Minimum lot dimensions. All permitted uses shall be governed by the minimum lot dimensions established under site plan review procedures described in section 90-110.
 - (1) Maximum height of all hotels and motels shall be the same as for multiple dwellings in the RM-15 district. A height and density bonus as described in the RM-15 district shall apply.
 - (2) In no case will the maximum of six living stories, not to exceed 65 feet in height, or 25 transient accommodation units per acre be exceeded. Each rental unit shall contain a minimum floor area of 200 square feet and shall contain complete bathroom facilities.
 - (3) All other permitted and special uses shall have a maximum height of three stories, not to exceed 30 feet.
 - (4) Pervious surface shall be 20 percent of each lot.
- D. Intensity regulations. No use shall exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio of (ISR) .80.
- E. Mixed use shall not exceed, in combination, the respective number of units per acre and the floor area ratio permitted, when allocated in their respective proportion to the total lot area. Mixed uses shall not exceed a maximum impervious surface ratio (ISR) of .80.
- F. Height restriction and design criteria:
 - (1) Towers shall not exceed 70 feet in height from the ground base of the structure to the highest point of that structure.
 - (2) Towers and supporting structures shall be a neutral and nonglare color or finish so as to reduce visual obtrusiveness.
 - (3) All towers shall meet applicable standards of the FAA and FCC.

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- (4) Towers shall be set back from a residential area a distance equal to that of its height, plus 20 additional feet.
 - (5) All guides and accessories must meet the minimum setback required as set forth in the Building Code.
 - (6) Towers shall be enclosed by security fencing six feet in height, and a landscape buffer shall be installed.
 - (7) Towers shall be free of advertising.
- G. Residential density regulations. The number of permitted residential units shall not exceed 15 units per acre.
- H. Condo-hotels. A condo-hotel is a specialized form of transient accommodation use. Condo-hotels shall be allowed in any land use district where a hotel, motel or transient accommodation use would be allowed. Units in a condo-hotel are exempt from the prohibition of kitchens in transient accommodations, provided the structure of the condo-hotel and the units within the condo-hotel are constructed, maintained and used in accordance with the following criteria:
- (1) All units in a condo-hotel shall be considered transient accommodation units and must be made available for rentals on a continual basis on a daily, weekly or monthly basis. If the occupancy of any such unit does not change more frequently than 12 times or more in any continuous twelve-month period, then a rebuttable presumption shall arise that the unit is not being used as a condo-hotel unit for transient accommodations.
 - (2) All units in a condo-hotel must have appropriate licenses as hotel units prior to any certificate of occupancy being issued for the structure. All licenses must be kept up-to-date annually.
 - (3) Business tax receipts for the rental of each unit from the Town of Redington Shores shall be required, and such business tax receipts must be maintained annually for all such units.
 - (4) All units in a condo-hotel shall be subject to all applicable tourist tax collection requirements.
 - (5) No unit in a condo-hotel shall be used for homesteading purposes.
 - (6) No home business tax receipt shall be issued for any unit in a condo-hotel.
 - (7) All units in a condo-hotel must be subject to requirements of mandatory membership in a common association and may be subject to rental by an exclusive rental agency selected by such condo association, or shall be subject to rental by the owner or by a rental agency selected by the unit owner, and all unit owners shall make such units available for rent through one of such rental agencies, or directly by the unit owner.
 - (8) No unit in a condo-hotel shall be used as a time-share or fractional-ownership unit.
 - (9) One unit in a condo-hotel structure may be used for the permanent, year-round occupancy by a person or family unit serving as the on-site manager. However, the occupant of such unit must have the ability to handle rentals and rent all other units in the building on a daily, weekly or monthly basis.
 - (10) A condo-hotel structure must be designed with and must contain a front desk lobby, internally oriented, and easily signed and accessible to members of the public.
 - (11) All condo-hotels must have sufficient signage viewable by the general public on adjacent streets advertising such structure as a rental facility, available for daily, weekly or monthly rentals.
 - (12) Units in a condo-hotel may not be occupied by the individual owners of such units for more than a total of 60 days in any twelve-month consecutive period.

(13) The books and records of the condo-hotel pertaining to the rentals of each unit in the condo-hotel shall be open for inspection by representatives of the Town of Redington Shores, upon reasonable notice, in order to confirm compliance with these regulations.

(14) Each unit in a condo-hotel structure shall be limited to a maximum of two bedrooms, a maximum of two bathrooms and a maximum square footage per unit not to exceed 850 square feet.

I. See also chapter 90, parts 1 and 2; section 90-108 and section 90-138; and chapter 133, article I, business tax and business tax receipts.

J. *Vacation rentals.* All permitted vacation rentals must comply with the regulations set forth in section 90-116.

(Ord. No. 15-01, § 11, 4-8-2015; Ord. No. 20-06 , § 3, 8-12-2020)