



### **What is a Hotel Residence?**

The Sutton Court Hotel Residences are an Apartment Hotel. An Apartment Hotel is a New York City standard that defines hotels which accommodate longer stays and provide a limited array of services.

The Sutton Court Hotel Residences are beautifully furnished apartments, each appointed with full sets of kitchenware, plush cotton bed linens and all the other accoutrements needed to truly dwell in a home. We do offer free national telephone service, HD television and internet all included in our rates. We encourage our guests to also include our laundry and maid services as well, for extremely reasonable additional fees.

Our residences are enjoyed primarily by guests staying in New York City for extended periods of time and we do require minimum lengths of stay.

### **Are Apartment Hotels permitted in your location?**

Definitely! The Sutton Court is located in an R-10 Zoning District and has a Permitted Use and Occupancy Certificate that classifies it as Zoning Use Group 2. Apartment Hotels are absolutely allowed uses, by right, in R-10 Zoning Districts for buildings certified for Zoning Use Group 2.

For more detailed information, our Certificate Of Occupancy as well as the various extracts from the New York City Zoning Resolution which document the permissibility of Apartment Hotels in our Zoning District can be examined at:

<http://www.suttoncourt.com/suttoncourtzoning.pdf>