

Section 15-2: Development Standards

(A) Residential Uses; Variety of Housing. The Planned Residential Development is designed to allow a variety of dwelling types and to provide for creative approaches to the development of land. The following list and definitions is an example of some of the housing, uses and structures allowed in a Planned Residential Development.

- (9) Bed and Breakfast. A dwelling occupied by the owner-operator, in which rooms are rented to guests, for the lodging of transients for compensation and where food is served. The dwelling shall contain no more than ~~eight~~ four guest rooms, and the physical appearance shall be that of a ~~1-3 story house~~ single-family dwelling.

Section 2-2: Definitions of Basic Terms

(25) Bed and Breakfast Inn. A house dwelling, or portion thereof, where short-term lodging rooms are rented for the lodging of transients for compensation, and where meals breakfast and light concessions are provided, ~~in accordance with the following:~~

- ~~(a) Does not serve food or drink to the general public for sale;~~
- ~~(b) Serves only the breakfast meal to overnight guests of the establishment;~~
- ~~(c) Includes the price of breakfast in the room rate;~~
- ~~(d) Provides no more than four (4) rooms for rent; and~~
- ~~(e) The operator of the inn lives on the premises or in adjacent premises [including boarding home(s) and tourist home(s)].~~

Section 10-3: Supplemental Use Standards

(E) Bed and Breakfast

(1) Purpose and Intent: The purpose of this section is to allow and establish regulations for bed and breakfast inns as a small-scale lodging use compatible with zoning districts that are generally residential in nature, while ensuring the preservation of neighborhood character, public safety, and the quiet enjoyment of adjacent properties.

(2) Use Standards:

(A) Owner/Operator Residency

- (1) The operator of the inn shall reside on the premises in either the primary dwelling or in an accessory dwelling unit located on the same parcel.
- (2) An adjacent parcel under the same ownership may also satisfy this requirement.

(B) Food and Beverages

- (1) Food and drink shall be designated for guests only and may not be served or made for sale to the general public.
- (2) Bed and breakfast inns shall serve the breakfast meal and other light concessions only, and only to overnight guests of the inn.
- (3) The cost of breakfast shall be included in the room rate.

(C) Guest Rooms

- (1) Guest rooms shall be located within the principal dwelling.
- (2) Accessory dwellings shall not be rented to the public as guest rooms.
- (3) No kitchen facilities may be provided in guest rooms.

(4) Bed and breakfast inns shall have a maximum of four (4) guest rooms.

(5) Up to eight (8) guest rooms may be approved when site conditions allow for adequate parking, buffering, and neighborhood compatibility via a conditional rezoning.

(D) Maximum Occupancy

(1) No more than two (2) adult guests per room, plus minor children, are permitted.

(E) Parking

(1) Parking shall be provided as one (1) off-street parking space per guest room, plus two (2) off-street spaces for the owner/operator.

(2) For inns with more than four (4) guest rooms, additional landscaping and screening requirements may apply to parking areas.

(F) Events and Gatherings

(1) Bed and breakfast inns may not be used for events such as weddings, receptions, banquets, or similar gatherings without the issuance of a temporary use permit.

(G) Signage

(1) One (1) non-illuminated sign not exceeding six (6) square feet, residential in character.

(H) Licensing and Permits

(1) Bed and breakfast inns must comply with all County and State health regulations.

(2) An inspection and grade card must be issued by Brunswick County Environmental Health, with a copy presented to the Town, before final zoning approval is given.

(3) Any bed and breakfast inn that does not complete the required bi-annual County health inspections, maintaining a passing health grade, shall be subject to permit revocation.

(4) In cases of permit revocation, the Town of Shallotte reserves the right to withhold issuance of any new zoning permit for a period of 365 days.