

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF PINEHURST, NORTH CAROLINA AS IT PERTAINS TO "BED AND BREAKFASTS" IN THE HOTEL AND VILLAGE COMMERCIAL DISTRICTS.**

**THAT WHEREAS,** the Village Council of Pinehurst adopted a Zoning Ordinance and Map on the 16th day of July, 1981, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

**WHEREAS,** said Ordinance and Map have been amended from time to time as circumstances and the best interests of the Community have required; and

**WHEREAS,** A Public Hearing was held at 4:00 P.M. on June 20, 1994 in the Meeting Room of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering proposed zoning changes, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed zoning changes; and after consideration of objections raised; and

**WHEREAS,** the Planning and Zoning Board has recommended that the Village Council amend the Zoning Ordinance;

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED,** by the Village Council of the Village of Pinehurst, North Carolina in regular session assembled on the 18th day of July, 1994 as follows:

**SECTION 1.** That the zoning ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction is hereby amended by adding the following:

**A. DEFINITION: BED AND BREAKFASTS**

A structure constructed as a single family dwelling, occupied by the owner, in which rooms are rented for lodging of transient guests for compensation and where breakfasts may be served.

**B. SECTION 5.10.3 - VC-VILLAGE COMMERCIAL DISTRICT**

Conditional Uses

Add: (c) Bed and Breakfasts, provided

- a) The use is located in a structure which was constructed as a single family dwelling, and contains a minimum of three (3) and a maximum of nine adult guest (9) rooms.
- b) A floor plan of each dwelling unit must be provided, showing ingress and egress from each room. Each room must have access to a hall or exterior door.
- c) A fire protection plan approved by the Fire Chief of the Village of Pinehurst must be submitted with the application for the Conditional Use Permit.

- d) No more than two (2) adult guests per room will be permitted at any one time. No more than eighteen total guests may be registered at any one time.
- e) The owner must be a permanently domiciled resident of the Bed and Breakfast.
- f) Meals served on the premises to paying guests shall be limited to breakfast.
- g) No alcoholic beverages shall be served on the premises to paying guests.
- h) Only one unlighted sign will be permitted, which shall have maximum dimensions of 2 feet high by 3 feet wide, and not more than 3 1/2 feet tall at its highest point above ground level.
- i) Any interior modifications shall be described in the application for the Conditional Use Permit.
- j) Off street parking shall be provided in conformance with section 7.6 (b) - Hotels.
- k) Special events for guests such as wedding receptions, parties, etc.. are not permitted.
- l) There shall be no less than one bathroom consisting of a bath or shower, water closet, and lavatory for each two (2) guest rooms.
- m) All applicable federal and state regulations for Bed and Breakfasts shall be adhered to.
- n) All procedures outlined in Section 12 Conditional Uses must be followed and written findings shall be made with respect to the requirements of this section.

**C. SECTION 5.12.3 - H - HOTEL DISTRICT**

Conditional Uses

Add: (b) Bed and Breakfasts, provided;

- a) The use is located in a structure which was constructed as a single family dwelling, and contains a minimum of three (3) and a maximum of nine adult guest (9) rooms.
- b) A floor plan of each dwelling unit must be provided, showing ingress and egress from each room. Each room must have access to a hall or exterior door.
- c) A fire protection plan approved by the Fire Chief of the Village of Pinehurst must be submitted with the application for the Conditional Use Permit.
- d) No more than two (2) adult guests per room will be permitted at any one time. No more than eighteen total guests may be registered at any one time.
- e) The owner must be a permanently domiciled resident of the Bed and Breakfast.

- f) Meals served on the premises to paying guests shall be limited to breakfast.
- g) No alcoholic beverages shall be served on the premises to paying guests.
- h) Only one unlighted sign will be permitted, which shall have maximum dimensions of 2 feet high by 3 feet wide, and not more than 3 1/2 feet tall at its highest point above ground level.
- i) Any interior modifications shall be described in the application for the Conditional Use Permit.
- j) Off street parking shall be provided in conformance with section 7.6 (b) - Hotels.
- k) Special events for guests such as wedding receptions, parties, etc.. are not permitted.
- l) There shall be no less than one bathroom consisting of a bath or shower, water closet, and lavatory for each two (2) guest rooms.
- m) All applicable federal and state regulations for Bed and Breakfasts shall be adhered to.
- n) All procedures outlined in Section 12 Conditional Uses must be followed and written findings shall be made with respect to the requirements of this section.

**SECTION 2.** That this Ordinance Amendment shall be and remain in full force and effect from and after the date of its adoption.

**SECTION 3.** Adopted this 18th day of July, 1994.

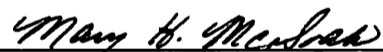
(Municipal Seal)

VILLAGE OF PINEHURST  
VILLAGE COUNCIL

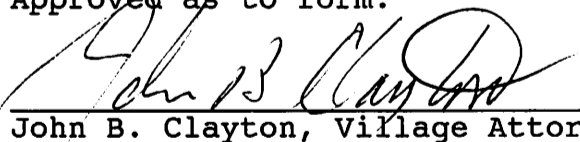
Attest:

By:

  
Charles L. Mangers, Mayor

  
Mary H. McGraw, Village Clerk

Approved as to form:

  
John B. Clayton, Village Attorney

