

Town of Louisburg

Zoning Regulation

(e) Bed and Breakfast.

(1) Building Size; Minimum. Bed and Breakfasts shall be converted single-family, detached residential dwellings containing at least 3,000 square feet of gross floor area.

(2) Floor Area; Maximum. 50% of the building's gross floor may be used for lodging.

(3) Number of Guest Bedrooms; Maximum. Five

(4) Operator to Live in Residence. The building shall be the operator's primary residence, but the operator is not required to be the property owner.

(5) Limit of Stay; Maximum. Seven consecutive calendar days

Ferry Satterwhite
Planning & Zoning Administrator
919-497-1000

d. Guest Parking.

1. No more than three motor vehicles owned or operated by guests shall be parked on-site at any time.
2. Guest parking shall be paved with asphalt, concrete or gravel.
3. The homestay host shall issue a parking placard to each guest parking on site.

e. Food Preparation/Cooking Restrictions. Preparation and service of food by property owners or homestay hosts shall be prohibited. No cooking shall be permitted in individual bedrooms.

f. Property Owner/Homestay Host Responsibilities. The property owner, as well as any homestay host shall have the following responsibilities:

1. ensuring compliance with all federal, state and local laws including, but not limited to, tax code, building code, fire code and environmental health regulations for the level of occupancy of the lodging;
2. not allowing any party, event, classes, weddings, receptions or other large gatherings on the premises at any time;
3. keeping in full force and effect, during all times the unit is used for homestay lodging, commercial general liability insurance. The total limit shall not be

Page 4-45

less than \$500,000.00 for each occurrence for bodily injury and property damage;

4. conspicuously posting written notice inside each homestay lodging unit setting forth the following information:

- i. name and telephone number of the homestay host and property owner;
- ii. address of the lodging, maximum number of overnight occupants, and the day(s) established for garbage collection;
- iii. non-emergency phone number of the Town of Louisburg Police Department; and
- iv. that parties, events, classes, weddings, receptions and other large gatherings are not permitted on premises at any time.

5. The property owner and homestay host shall ensure that all refuse is stored in appropriate containers, set out for collection on applicable collection day(s), and the carts removed from the street or alley on the scheduled collection day, all in accordance with Section 30 of the Town of Louisburg Code of Ordinances.

g. Record Maintenance Requirement. The property owner and homestay host shall maintain records demonstrating that:

1. the home is the homestay host's primary residence,
2. the dates of rental for the previous 365 days, and
3. the number of renters.

All records shall be made available to the Zoning Administrator upon request.

(2) Whole-house Lodging.

a. Local Operator Required. A local operator, available 24 hours a day, must live within 25 miles of the subject property.

b. Guest Parking. One off-street parking space per bedroom is required. The parking spaces shall be constructed of an all-weather surface such as gravel, concrete or asphalt.

c. Food Preparation/Cooking Restrictions. Preparation and service of food by property owners or operators shall be prohibited. No cooking shall be permitted in individual bedrooms.

Page 4-46

d. Property Owner/Operator Responsibilities. The property owner, as well as any local operator, shall have the responsibilities specified in Subsection (n)(1)(e) above.

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Short-Term Rental

(n) Short-term Rental. Short-term rentals are divided into two categories: "Homestay Lodging" and "Whole-house lodging" subject to the following requirements as applicable:

(1) Homestay Lodging.

a. Property Owner to be Operator. Only the owner of the property on which the dwelling unit is located may operate a homestay lodging use. The property owner does not have to live on the property.

b. Homestay Host to Live in Residence. The use shall only be allowed in a dwelling unit serving as the principal residence of the homestay host. The homestay host does not have to be the property owner.

c. Guest Rooms; Maximum. One less than the total number of bedrooms in the dwelling unit, not to exceed three guest rooms.