

15-12-08/01



Nice Matters!

Town of Emerald Isle
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Mayor
Eddie Barber

Mayor Pro-Tem
Floyd Messer, Jr.

Board of Commissioners
Candace Dooley
Steve Finch
Jim Normile
Maripat Wright

Town Manager
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ORDINANCE AMENDING CHAPTER 4 – USE REGULATIONS – OF THE UNIFIED DEVELOPMENT ORDINANCE TO AMEND THE TABLE OF PERMITTED AND SPECIAL USES TO INCLUDE BED AND BREAKFAST LODGING IN THE RESIDENTIAL-2 ZONING DISTRICT

WHEREAS, the Town's Unified Development Ordinance (UDO) does not currently permit bed and breakfast lodging in the Residential-2 (R-2) zoning district, and

WHEREAS, many homes in the R-2 zoning district are operated as vacation rental properties, and have similar impacts on the community, and perhaps greater impacts, as bed and breakfast lodging facilities, and

WHEREAS, the Town now desires to amend Chapter 4 – Use Regulations – of the Unified Development Ordinance (UDO) in order to add bed and breakfast lodging as a permitted use in the R-2 zoning district,

NOW, THEREFORE, BE IT RESOLVED by the Emerald Isle Board of Commissioners that

1. Chapter 4, "Use Regulations", Table 4.1.2 of the Unified Development Ordinance is hereby amended to read as follows:

Amend Chapter 4, Table 4.1.2 to add a (P) for permitted use under the Residential-2 (R-2) column:

Bed and breakfast lodging

2. The Board of Commissioners has determined that the above amendment is consistent with the Town of Emerald Isle's 2004 CAMA Land Use Plan, as amended.

3. The Board of Commissioners has determined that the above amendments are both reasonable and in the public interest for the following reasons:

- o These type establishments are no more impactful than the typical vacation rental unit found in the Town.
o Allowing an additional district for bed and breakfast lodging has the potential to create additional lodging opportunities in the Town.

4. The Town Clerk is authorized to amend the sections as set forth above.

5. This ordinance shall become effective immediately upon its adoption. If any section, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Adopted this the 8th day of December, 2015, by a vote of

Commissioner(s) Dooley, Finch, Messer, Normile, Wright voting for,

Commissioner(s) _____ voting against, and

Commissioner(s) _____ absent.

Eddie Barber, Mayor

ATTEST: Rhonda Ferebee, Town Clerk