

## TEXT AMENDMENT REQUEST APPLICATION

(1) Applicant Information:

Name Richard Weston-Jones  
Address 250 Amber Wood Run  
Chapel Hill, NC 27516  
Phone No: (H) 919-932-7447  
(W) none  
(M) 919-619-6313

(2) Name of Ordinance for Text Amendment: Zoning Ordinance

(3) Text of Ordinance to be varied:

Section 10 Pages 17, 20, 23 Section 14 Page 62

Existing Language in Section 10:

10.1 RA-5 Residential-Agricultural District (p. 17); 10.2 RA-90 Residential-Agricultural District (p. 20); 10.3 RA-40 Residential-Agricultural District (p. 23) (identical wording in all three sections)

A. Permitted Uses The following uses are permitted subject to obtaining a zoning permit from the Zoning Enforcement Officer: ... Bed and Breakfast inn with no more than six rooms for rent with a minimum lot area of three acres [\*] and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located.

Requested Language Change: ADD LANGUAGE AT [\*] IN PAGES 17, 20, 23 ABOVE:

And owner occupied and operated home Bed and Breakfasts with no more than two rooms (units) for rent with a minimum lot area of one and a half (1.5) acres;

Existing Language in Section 14, Page 62:

A. NEIGHBORHOOD HOME OCCUPATIONS Customary home occupations such as beauty parlors, dressmaking, [\*\*] music teaching, tutoring; the offices of resident members of recognized professions such as architects, artists, dentists, doctors, engineers, lawyers, landscape architects, and the sale of items in residential districts where such occupations are carried on in the residence and/or accessory buildings subject to the following limitations:

Requested Language Change: ADD LANGUAGE AT [\*] IN PAGES 93-94 ABOVE:

And owner-occupied and operated home Bed and Breakfasts with no more than two rooms (units) for rent with a minimum lot area of one and a half (1.5) acres;

(4) Reasons for the requested text amendment: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified. **(See attached sheet)**

I hereby certify that I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

Signature of Owner/Authorized Agent

Date

6/20/08

(4) Reasons for the requested text amendment: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified.

The current Chatham County Zoning Ordinance permits Bed and Breakfast “inns” with no more than 6 rental rooms as long as the “Inns” are situated on lots of three acres or more. Such “inns” tend to be commercial establishments whose owners often live off-property and sometimes operate more than one “inn.” The rule of three plus acres effectively disallows the kind of owner-occupied-and-operated Home Bed and Breakfasts that make up the majority of small Bed and Breakfasts across America.

Most home Bed and Breakfasts are not “Inns,” but “Mom and Pop” operations whose owners have two or three rooms they can open to the traveling public. Requiring them to be on large lots drives up the cost of B & B accommodations. Off-street parking for one car per rental room requires only 200 square feet, less than half of one percent of the total space in a one acre lot—the normal size of a residential lot required in Chatham County. There is seldom any activity at a Bed and Breakfast that goes on outside the home, certainly no “high intensity activity” for which a large lot would be needed.