



Bed & Breakfast Inns

Definition: A bed and breakfast (B&B) inn is defined as a private residence that offers sleeping accommodations to lodgers in 14 or fewer rooms for rent, is the innkeepers principal residence while renting rooms, and serves breakfast at no extra cost. A lodger is a person who rents a room in a B&B inn for less than 30 days.

B&B's are permitted in Agricultural (AG), Residential/Main Street Transitional (R/MST), and Single Family Residential (SFR) zoning districts. However, there are different standards for operations in each of these districts. The Land Development Ordinance and Permitted Uses Tables can give greater insight into what requirements must be met to operate a B&B in Jamestown. As you can see below, the Permitted Use Table has three different letters in the different zoning districts which indicate where B&B's are allowed to locate. A "P" means the use is permitted "by right" and does not have to meet any additional standards. A "S" means the B&B can locate within that district, but it must meet a list of standards which are listed in section 10.1-8 "Bed and Breakfast (Tourist Home)" in our Land Development Ordinance. A "C" is the highest standard, meaning that the B&B must apply for a "Conditional Use Permit" before it can operate in this district.

Use Type	SIC	Agriculture	Single Family Residential	Multi Family Residential	Residential Main Street Transitional	Cluster Development Overlay	Scenic Corridor Overlay	Main Street	Main Street Periphery	Commercial Main Street Transitional	Commercial	Bypass	TND	Civic	Campus Overlay	Industrial
ABC Store (liquor)	5921							P	P	P	P	P	P			
Accessory Dwelling		S	S		S	S			S				S			
Accessory Structures. See Note 1	0	P	P		P	P		P	P	P	P	P	P	P	P	P
Accounting, Auditing or Bookkeeping Services	8721							P	P	P	P	P	P			
Administrative or Management Services	8740							P	P	P	P	P	P			
Adult Uses	0															C
Advertising Agency	7310							P	P	P	P	P	P			
Agricultural Facilities		P					C									
Agricultural Production (Crops & Livestock)	0	P					P						P			
Alteration, Clothing Repair	0							P	P	P	P	P	P			
Ambulance, Fire, Rescue Station	0	P						P	P	P	P	P	P	P	P	P
Amusement/Water Parks, Fairgrounds	7996									C	C	C	C	C	C	P
Antique Store	5932							P	P	P	P	P	P			
Apparel Sales (Clothing, Shoes, Accessories)	5600							P	P	P	P	P	P			
Appliance Repair, Refrigerator or Large Repair	7623								P	P	P	P	P			P
Appliance Store	5722							P	P	P	P	P	P			
Architect, Engineer or Surveyor's Office	8710							P	P	P	P	P	P			
Arts and Crafts Store	0							P	P	P	P	P	P			
Asphalt Plant	2951															C
Athletic Fields	0	P	P		P	P	P		P				P	P	P	
Auditorium Coliseum or Stadium	0											P	P	P	P	
Auto Supply Sales	5531							P	P	P	P	P	P			
Automobile Dealers	5571									P	P	P	P			
Automobile Rental or Leasing	7510									P	P	P	P			
Automobile Repair Services	0								S	S	S	S	S			P
Automobile Towing and Storage Services	7549															S
Bakery	5461							P	P	P	P	P	P			
Bank, Savings and Loan, or Credit Union	6000							S	S	P	P	P	S			
Barber Shop	7241							P	P	P	P	P	P			
Bars	5813							P	P	P	P	P	P			
Batting Cage, Indoor										P	P	P	P			
Batting Cages, Outdoor	7999									S	S	S	S			
Beauty Shop	7431							P	P	P	P	P	P			
Bed and Breakfast (Tourist Home, Boarding House)	7011	S	C		S			P	P	P	P	P	P			
Bicycle Assembly (Bike Shop)	3751							P	P	P	P	P	P			P
Billiard Parlors, Bingo Games, etc	7999							P	P	P	P	P	P			
Boat and Ship Building	3730															P
Boat Repair	3730															P
Boat Sales	5551									P	P	P	P			P
Bookstore	5942							P	P	P	P	P	P			

Applying for a Conditional Use Permit means that the applicant must pay a fee, develop plans, have a public hearing before both the Planning Board and Town Council, and be approved by the Town Council **before** the use would be permitted in that district. This process allows the applicant and the Council to reach an agreement, with input from citizens, on exactly how the property and the B&B will operate. The intent is to allow certain uses while protecting the interests of adjoining property owners. This method gives the Town Council the greatest amount of input for B&B's that wish to locate in single-family residential neighborhoods.

Frequently Asked Questions:

1) Does permitting a B&B in a SFR zoning district mean that all SFR-zoned properties are now "rezoned for business"?

No. Applicants who wish to have a B&B in a SFR-zoned district must first prepare plans, meet with staff, then hold public hearings before the Planning Board and the Town Council. The Town Council would have to approve the use before it would be allowed in the SFR zoning district.

2) Would I, as a resident, receive notice of a B&B which desired to locate near me in a SFR-zoned neighborhood?

Yes. If you are within a 500 foot radius of the property in question, then you should receive a notice of a rezoning. The Town encourages rezoning applicants to host "neighborhood meetings" PRIOR to an official rezoning request in order to meet with neighbors and hear their concerns, as well.

3) What if my neighborhood does not allow businesses to locate in it because of "restrictive covenants" or other deed restrictions?

The Town does not enforce neighborhood covenants or other deed restrictions. A deed restriction or covenant is a constraint placed on a buyer of a property by a seller. Typically these restrictions "run with the land" and are enforceable upon subsequent buyers. However, any enforcement or complaints against a potential violator would be a civil matter to be handled amongst property owners or their attorneys. Enforcement of homeowner's association rules, covenants, or restrictions are outside the Town's authority.

4) How does this affect my ability to rent my home for short-term purposes such as during Furniture Market or as a rental property?

By definition, a B&B is different than a typical single-family home. The primary use of a B&B is to act as an "inn", which is by nature a commercial venture and which falls under the Town's authority to regulate. The Town of Jamestown does not have any authority to regulate the renting of a single-family residence outside of these parameters.

5) If I would like more information, who should I contact?

It is recommended that you contact Matthew Johnson, Planning Director, at 336-454-1138 or mjohnson@jamestown-nc.gov; or Chuck Smith, Town Manager, at 336-454-1138 or csmith@jamestown-nc.gov if you have specific questions regarding B&B's or other land development issues.