

AN ORDINANCE OF THE TOWN OF WEBSTER TOWN COUNCIL TO AMEND
ARTICLE 5, SECTION 5.2.2.2 OF ZONING ORDINANCE FOR THE TOWN OF
WEBSTER TO REMOVE THE REGULATION RELATED TO CHANGE OF
OWNERSHIP

WHEREAS, the Jackson County Planning Department and the Planning Board for the Town of Webster have reviewed and recommended for adoption a zoning text amendment removing reference to the trigger of full compliance with the development standards for existing short-term rentals based on a change of ownership in property;

WHEREAS, Town Council desires to promote the efficient use of property while honoring the desire of the residents of the Town of Webster to remain a community of single-family homes; and

WHEREAS, Town Council desires to maintain a Zoning Ordinance consistent with other local and state rules and regulations.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Webster, North Carolina that Article 5, Section 5.2.2.2 of the Town of Webster Zoning Ordinance be amended as follows:

Section 5.2.2.2 Development Standards

- (a) All Apartments, Rooms for Rent, and Short-Term Rentals must comply with local ordinances, county regulations, and state laws now in force, or which may hereafter be in force, including all applicable codes and ordinances.
- (b) Entire residential dwellings may not be used as Apartments, Rooms for Rent, or Short-Term vacation rentals for a period of 30 days or less.
- (c) If a portion of the Primary Dwelling is rented for a period of 30 days or less, it shall be concurrently occupied by both the Principal Resident and the Renter, and
 - (i) No more than three bedrooms shall be provided at a Primary Dwelling as accommodations for purposes of a Short-Term Rental or Room(s) for Rent.
 - (ii) No more than one Apartment with no more than two bedrooms may be provided.
- (d) No Accessory Building shall be used as an Apartment, Room(s) for Rent, or Short-Term Rental for a period of 30 days or less, unless the acreage of the property contains one acre for the Primary Dwelling and one additional acre each for the Accessory Building. Moreover, the Primary Dwelling must be concurrently occupied by the Principal Resident while the Accessory Building is being used as an Apartment, Room(s) for Rent, or Short-Term Rental for a period of 30 days or less.
- (e) Parking shall be provided as required in Article 7.
- (f) No signs visible from the street shall be posted indicating the existence of an Apartment, Room(s) for Rent, or Short-Term Rental.

(g) **Exemption Provision** - Current Apartments, Short-Term Rentals, and Room(s) for Rent, existing prior to the enactment of this Ordinance, are exempt from Sections 5.2.2.2 b, c, and d.; ~~provided, however, any Change of Ownership shall trigger full compliance with ALL Development Standards listed herein.~~

Adopted by the Town Council of the Town of Webster, North Carolina on this 16th day of April, 2026.

Leigh Anne Young, Mayor, Town of Webster

ATTEST:

Stephanie Gibson, Town Clerk