

Draft Short-Term Rental Regulations (Planning Commission Recommendation - 3/12/18)

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ARTICLE 5.5 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

§5.5.15 Sweetgrass Basket Stand Special Consideration Area

I. Village Commercial Area from Hamlin Road to Porcher’s Bluff Road

The Village Commercial Area, as illustrated on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended for higher intensity commercial uses than the Village Commercial area located between the Isle of Palms Connector and Hamlin Road. This part of the overlay zoning district is intended to ensure safe, convenient, and efficient traffic movement by implementing an appropriate access management plan, thereby reducing the need for vehicle trips onto Highway 17. These commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area.”

1. Required Coordination with Adjacent Jurisdictions

A letter of coordination from the Town of Mount Pleasant shall be required as part of all land development applications with the exception of applications for single family detached residential uses. The purpose of the letter of coordination is to ensure that the proposed development is consistent with the land uses, density/intensity and dimensional standards, and design and development standards adopted by the Town of Mount Pleasant. Coordination with applicable Town: Council, Planning Commission, Staff, Design Review Board or other review, recommendation, or decision-making bodies may be required.

2. Planned Developments

The minimum site area for a planned development shall be five (5) acres.

3. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:

a. Permitted uses shall include the following:

i. Uses allowed by right include:

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<p>ACCOMMODATIONS Bed & Breakfast Inns Hotels/Motels Rooming/Boarding Houses Short-Term Rentals Commercial Guest House (CGH) <i>pursuant to the requirements and conditions of Art. 6.8, Short-Term Rentals, of this Ordinance.</i></p> <p>COURTS & PUBLIC SAFETY Court of Law Safety Services</p> <p>DAY CARE SERVICES</p> <p>DEATH CARE SERVICES Funeral Services</p> <p>EDUCATIONAL SERVICES</p> <p>FINANCIAL SERVICES</p> <p>FOOD SERVICES & DRINKING PLACES General Restaurant</p> <p>HEALTH CARE SERVICES Counseling Services Health Care Laboratories Home Health Agencies Hospitals Medical Office/Outpatient Clinic Outpatient Facilities for Chemically Dependent or Addicted Persons Rehabilitation Facilities Residential Treatment Facility for Children/Adolescents</p> <p>INFORMATION INDUSTRIES Communication Services</p> <p>MUSEUMS, HISTORICAL SITES, & SIMILAR INSTITUTIONS Botanical Gardens Historical Sites Libraries/Archives Museums Nature Exhibition</p> <p>OFFICES</p>	<p>OTHER NONRESIDENTIAL DEVELOPMENT Building Equipment or Other Machinery Installation Contractors Carpentry Contractors Concrete Contractors Convention Center or Visitors Bureau Drywall, Plastering, Acoustical, or Insulation Contractors Electrical Contractors Excavation Contractors Masonry or Stone Contractors Painting or Wall Covering Contractors Plumbing, Heating, or Air- Conditioning Contractors Roofing, Siding, or Sheet Metal Contractors Special Trade Contractors Tile, Marble, Terrazzo, or Mosaic Contractors</p> <p>POSTAL SERVICE</p> <p>RECREATION & ENTERTAINMENT Community Recreation Parks & Recreation</p> <p>RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS Religious Assembly Social/Civic Organizations Social Club/Lodge</p> <p>RENTAL & LEASING SERVICES Consumer Goods Rental Center Consumer Goods Rental Service</p> <p>REPAIR & MAINTENANCE SERVICES Consumer Repair Service</p> <p>RESIDENTIAL Multi-Family Housing</p>	<p>RETAIL OR PERSONAL SERVICES Coin-Operated Laundries Drycleaning or Laundry Pick-Up Service Stations Hair, Nail, or Skin Care Services Landscaping/Horticultural Services Locksmith One-Hour Photo Finishing Personal Improvement Service Services to Buildings or Dwellings Tailors/Seamstresses</p> <p>RETAIL SALES Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store Building Materials/Garden Equipment & Supplies Retailers Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store Convenience Store Drug Store/Pharmacy Duplicating/Quick Printing Service Electronics, Appliance, or Related Products Store Florist Food Sales Furniture, Cabinet, Home Furnishings, or Related Products Store General Retail Sales/Services Hardware Stores Home Improvement Centers Outdoor Power Equipment Store Paint, Varnish, or Wallpaper Store Pawn Shop Private Postal/Mailing Service Tobacconist Warehouse Club/Superstore</p> <p>WHOLESALE SALES Flower, Nursery Stock or Florists' Supplies Wholesaler</p>
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ARTICLE 5.10 17N-O, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT

§5.10.7 Use Regulations

Table 5.10-1: Highway 17 North Corridor Overlay Zoning District Use Table							
USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
COMMERCIAL							
ACCOMMODATIONS							
Bed and Breakfast Inns	€	€				€	§6.4.4
<i>Short Term Rentals- Commercial Guest House (CGH)</i>	<i>C</i>	<i>C</i>				<i>C</i>	<i>Art. 6.8</i>

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ARTICLE 5.13 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

§5.13.6 Use Regulations

A. **Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table.** Table 5.13-1 lists the principal uses permitted in the districts/areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

1. "A" indicates uses allowed by right.
2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
4. Blank cells indicate uses that are not permitted.

Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table

"A" indicates uses allowed by right.

"C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

"S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
COMMERCIAL									
ACCOMMODATIONS									
Bed and Breakfast Inns		A	€	€	€	S	S	S	6.4.4
Hotels or Motels		A							
Short-Term Rentals Commercial Guest House (CGH)		C	C	C	C				Art. 6.8
Short-Term Rentals Limited Home Rental (LHR)						C	C	C	Art. 6.8
Short-Term Rentals Extended Home Rental (EHR)						S	S	S	Art. 6.8

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ARTICLE 6.1 USE TABLE

Principal uses shall be allowed within the ~~base~~ Zoning Districts of this Ordinance in accordance with Table 6.1.1, *Use Table*

Table 6.1.1 Use Table																				Condition
Land Uses	ZONING DISTRICTS																			
	RM	AG 15	AG 10	AG 8	AGR	RR3	S3	R4	M8	M 12	MHS	MHP	OR	OG	CN	CR	CT	CC	I	
RESIDENTIAL																				
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S									
Duplex								S	A	A	S									
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C						C			§ 6.4.6
Farm Labor Housing (up to 10 residents)	C	C	C	C	C															§ 6.4.8
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S	S	S															§ 6.4.8
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S									
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S									
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	S	S	S	S		S	S	S										
Manufactured Housing Unit	A	A	A	A	A	C	C	C	C	C	A	A								§ 6.4.23
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	A	C	C	C	A	A								§ 6.4.23
Manufactured Housing Park												A								
Multi-Family, including Condominiums or Apartments									A	A									A	
Retirement Housing	S	S	S	S	S	S	S	S	A	A	S									
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	A	A	S									§ 6.4.7
Short-Term Rentals: Limited Home Rental (LHR)	C	C	C	C	C	C	C	C	C	C	C									Art. 6.8

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Table 6.1.1 Use Table																				Condition	
Land Uses	ZONING DISTRICTS																				
	RM	AG 15	AG 10	AG 8	AGR	RR3	S3	R4	M8	M 12	MHS	MHP	OR	OG	CN	CR	CT	CC	I		
<i>Short-Term Rentals: Extended Home Rental (EHR)</i>								S	S	S	S	S									<i>Art. 6.8</i>
Single Family Attached, also known as Townhouses or Rowhouses								S	C	C	S					C	C	C			§ 6.4.2
Single Family Detached	A	A	A	A	A	A	A	A	A	A	A	C	C	C	C	C	C	C	C	C	§ 6.4.24
Affordable Dwelling Units	S	S	C	C	C	C	C	C	A	A											§ 6.4.18
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	C	C	C													§ 6.4.23
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses									S	S			S	S	S		S	A			
RECREATION AND ENTERTAINMENT																					
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A								A	A	A	A	A	A	A		
Fishing or Hunting Lodge (Commercial)	A	A	A	A												A					
Golf Courses or Country Clubs			C	C	C	C	C	C			C										§ 6.4.49
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C			§6.4.10
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																A	C	A			§ 6.4.29
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds,			C	C												C		C	C		§ 6.4.10

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Table 6.1.1 Use Table																				
Land Uses	ZONING DISTRICTS																		Condition	
	RM	AG 15	AG 10	AG 8	AGR	RR3	S3	R4	M8	M 12	MHS	MHP	OR	OG	CN	CR	CT	CC		I
Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas																				
Drive-In Theaters																C		C	A	\$6.4.5 \$6.4.10
Golf Driving Ranges			S	S	S	S	S													\$6.4.10
Outdoor Shooting Ranges	C	C	C	C																\$6.4.10
Recreation or Vacation Camps	€	€	€	€	€															\$6.4.10
Special Events															C	C	C	C	C	Art. 6.7
COMMERCIAL																				
ACCOMMODATIONS																				
Bed and Breakfast Inns	€	€	€	€	€	€	S	S	A	A	S		€	€	€	€	€	€	€	\$ 6.4.4
<i>Short-Term Rentals: Commercial Guest House (CGH)</i>													C	C	C	C	C	C		<i>Art. 6.8</i>
Hotels or Motels													S	A	A		A	A		
Rooming or Boarding Houses								A	A				S	A	A	A	A			
RV (Recreational Vehicle) Parks or Campgrounds	S	S	S	S	S															\$ 6.4.11
<i>Campgrounds</i>	S	S	S	S	S															<i>\$ 6.4.11</i>

ARTICLE 6.4 USE CONDITIONS

~~§6.4.4 BED AND BREAKFASTS~~

Bed and Breakfasts shall be subject to the following standards:

- ~~A. The Bed and Breakfast must be residential in nature and comply with the Home Occupation regulations of Section 6.5.11 of this Chapter.~~
- ~~B. No exterior alterations, other than those necessary to assure the safety of the structure, shall be made to any building for the purpose of providing a Bed and Breakfast.~~
- ~~C. Bed and Breakfasts shall contain no more than ten guest rooms.~~
- ~~D. There shall be an owner or innkeeper/manager residing on the premises.~~
- ~~E. Meals may be served by the resident owner to paying guests staying at the Bed and Breakfast.~~
- ~~F. Parking areas for bed and breakfast uses located in agricultural or residential zoning districts shall be screened from view of residential zoning districts and public right-of ways by evergreen plant material that will provide opaque screening at the time of plant maturity.~~

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ARTICLE 6.5 ACCESSORY USES AND STRUCTURES

§6.5.11 HOME OCCUPATIONS

A. General.

Some types of work can be conducted at home with little or no effect on the surrounding neighborhood. The home occupation regulations of this Section are intended to permit residents to engage in home occupations, while ensuring that home occupations will not be a detriment to the character and livability of the surrounding area. The regulations require that home occupations (an accessory use) remain subordinate to the principal residential use of the property and that the viability of the residential use is maintained. Zoning Permits shall be required for all home occupations.

B. Where Allowed

Home occupations that comply with the regulations of this Section shall be allowed as an accessory use to any allowed Residential or Agricultural principal use.

C. Allowed Uses

The home occupation regulations of this Section establish performance standards rather than detailed lists of allowed home occupations. Uses that comply with all of the standards of this Section will be allowed as home occupations unless they are specifically prohibited.

D. Prohibited Uses

1. Vehicle/Equipment Repair, Rental or Sales

Any type of repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited as a home occupation in the R-4, M-8, M-12, MHS, and MHP Zoning Districts, unless these types of repairs, rentals, or sales take place in an enclosed structure and pose no noise or safety concerns.

2. Restaurants

Restaurants and food service establishments are not allowed as home occupations.

3. Employee Dispatch Centers

Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.

4. Animal Care or Boarding

Animal care or boarding facilities (including animal hospitals, kennels, stables and all other types of animal boarding and care facilities) are not allowed as home occupations in the R-4, M-8, M-12, MHS and MHP Residential Zoning Districts.

5. Medical Offices or Clinics

Medical offices and medical clinics are not allowed as home occupations in the R-4, M-8, M-12, MHS and MHP Residential Zoning Districts. This includes doctors' offices, dentists' offices, psychologists' offices, hospitals and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis. Limited Prosthetic Manufacturing as defined in Chapter 12 of this Ordinance shall be allowed.

6. Funeral Homes

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Funeral homes and funeral service activities are not allowed as home occupations.

7. *Barber Shops, Beauty Shops and Nail Salons*

Barber and Beauty Shops with more than one chair are not allowed as a home occupation.

8. *Dancing Schools*

Dancing schools are not allowed as home occupations.

9. ***Short-Term Rentals Properties (STRP)***

STRPs include: Limited Home Rentals (LHRs), Extended Home Rentals (EHRs), and Commercial Guest Houses (CGHs). These individual uses are regulated separately from a home occupation (see Article 6.8, Short-Term Rentals).

E. Employees

Only one full-time or one part-time employee, who is not a full-time resident of the home where the home occupation is located, is allowed. The home occupation may have other employees who are not working at the residence, but work at other off-site locations, if applicable. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as a part of the home occupation.

F. Resident Operator

The operator of a home occupation shall be a full-time resident of the dwelling unit.

G. Customers

Customers may visit the site of a home occupation only during the hours of 8:00 a.m. to 8:00 p.m., with no more than an average of one customer or client per hour being allowed.

H. Floor Area

No more than 25 percent of the total floor area of the dwelling unit may be used to house a home occupation, ~~except that Bed and Breakfasts allowed by this ordinance are exempt from this provision.~~ Up to 1,000 square feet of an accessory structure, such as a garage, may be used for a home occupation.

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ARTICLE 6.8 SHORT-TERM RENTALS

§6.8.1 Purpose and Applicability

- A. *Purpose. The County is committed to working to protect the traditional quality of life and character of its residential neighborhoods. The County has concerns about permitted short-term rentals resulting in increased traffic, noise, trash, parking needs, safety and possible adverse impacts and other undesirable changes to the nature of the County's neighborhoods. Therefore, after providing many opportunities for public input and following careful study and consideration, County Council finds it appropriate and in the best interests of its residents, property owners, and visitors to regulate Short-Term Rental Properties (STRPs) within unincorporated County of Charleston.*

This Article sets out standards for establishing and operating Short-Term Rental Properties. These regulations are intended to provide for an efficient use of residential dwellings as STRPs by:

- 1. Providing for an annual permitting process to regulate STRPs;*
- 2. Balancing the interests of owner-occupied dwellings with properties that are frequently used in whole or in part by Short-Term Rental Tenants;*
- 3. Allowing homeowners to continue to utilize their residences in the manner permitted by this Ordinance for the Zoning District in which a particular home is located;*
- 4. Providing alternative accommodation options for lodging in residential dwellings; and*
- 5. Complementing the accommodation options in environments that are desirable and suitable as a means for growing tourism.*

- B. *Applicability.*

- 1. Short-Term Rental Types. The following Short-Term Rentals shall be authorized pursuant to this Article:*

- a. Limited Home Rental (LHR) - a property with an owner-occupied residential dwelling, located in the RM, AG-15, AG-10, AG-8, AGR, RR-3, S-3, R-4, M-8, M-12, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, not to exceed 72 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days.*
- b. Extended Home Rental (EHR) - a property with an owner- or non-owner occupied residential dwelling, located in the S-3, R-4, M-8, M-12, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, for more than 72 days but not to exceed 144-days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days. To establish a EHR, a property owner must obtain a Special Exception from the Board of Zoning Appeals (BZA) pursuant to the requirements of Article 3.6 of this Ordinance.*
- c. Commercial Guest House (CGH) - a property located in the OR, OG, CN, CR, CT, or CC Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.*

- 2. Applicable Zoning Districts. STRPs shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1.1, Use Table, applicable overlay zoning district regulations, and as approved in Planned Development Zoning Districts.*

- 3. Application. Applications for STRPs shall be made in compliance with this Article.*

- C. *Registration. All STRPs require a Zoning Permit and Business License. Upon adoption of this Ordinance, STRPs will have 30 calendar days to submit applications to comply with the provisions of this Article and an additional 90 calendar days to obtain all required Zoning Permits for the STRP use.*

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§6.8.2 Operating Standards and Requirements

A. Permits and Renewals

- 1. After a LHR or CGH STRP use has been authorized through the applicable zoning process(es), a Zoning Permit for a STRP use and a Business License must be obtained prior to offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.***
- 2. After an EHR STRP use has been authorized by the Board of Zoning Appeals, a Zoning Permit for a STRP use and a Business License must be obtained prior to offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.***
- 3. Zoning Permits for all STRP uses must be renewed annually in compliance with this Article.***

B. Short-Term Rental Property Tenant Notices

- 1. Each STRP must contain a Short-Term Rental Tenant notice posted in each room where Short-Term Rental Tenants may lodge. The notice must provide the following information:***
 - a. Contact information for the owner of the STRP;***
 - b. Zoning Permit number for the STRP use;***
 - c. Trash collection location and schedules, if applicable; and***
 - d. Fire and emergency evacuation routes.***

§6.8.3 General Standards

A. Use Limitations and Standards.

- 1. Legally permitted Principal Dwelling Units and Accessory Dwelling Units may be used as STRPs, even when they are located on the same property; however, Accessory Structures shall not be used as STRPs.***
- 2. Parking for Short-Term Rental Tenants shall be in compliance with Sec. 9.3.2, Off-Street Parking Schedule A, of this Ordinance.***
- 3. Signage advertising STRPs is prohibited in Residential Zoning Districts.***

B. Advertising. Whether by a hosting platform, via Internet or paid advertising, or other postings, advertisements, or announcements, the availability of a STRP shall include the County issued Zoning Permit Number and Business License Number.

C. Annual Zoning Permit Renewal.

- 1. Zoning Permits for all STRPs must be renewed annually. An application for annual renewal of the Zoning Permit must include:***
 - a. The application fee; and***
 - b. A notarized affidavit signed by the property owner stating that the type of STRP use and the information submitted as part of the application for the previous year's Zoning Permit for the STRP use has not changed in any manner whatsoever and that the STRP use complies with the most recently adopted version of this Article (form of Affidavit Provided by the County).***
 - c. The applicant shall file an application for a new Zoning Permit for a STRP use if the aforementioned requirements are not met.***
- 2. If the Director of the Zoning and Planning Department determines that the STRP use is not consistent with the Special Exception that authorizes the use and/or Site Plan Review approval that authorizes the use, the applicant shall file an application for a new Zoning Permit for the STRP use, including applicable Special Exception and/or Site Plan Review applications and fees.***
- 3. By the end of January of each calendar year, the owners of all registered STRPs will be mailed an annual renewal notice informing them that they must renew the Zoning Permit for the STRP use on or before April 1st of the same calendar year or their existing Zoning Permit will expire. The Zoning Permit for the STRP use will terminate on April 1st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Department Director.***

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§6.8.4 Use Limitations and Requirements

- A. *Applicability. The limitations and requirements of this Section apply to all types of Short-Term Rental Properties (STRPs).*
- B. *Standards. See Table 6.8.4, STRP Standards.*

Table 6.8.4 Short-Term Rental Property (STRP) Standards			
Standard or Requirement	Limited Home Rental (LHR)	Extended Home Rental (EHR)	Commercial Guest House (CGH)
<i>Zoning Districts (pursuant to Table 6.1.1, Use Table)</i>	<i>Use Subject to Conditions of Art. 6.8: RM, AG-15, AG-10, AG-8, AGR, RR-3, S-3, R-4, M-8, M-12, MHS</i>	<i>Special Exception Use (subject to conditions of Art. 6.8): S-3, R-4, M-8, M-12, MHS</i>	<i>Use Subject to Conditions of Art. 6.8: OR, OG, CN, CR, CT, CC</i>
<i>Occupancy Type</i>	<i>Property must be owner-occupied</i>	<i>Property must be owner- or non-owner occupied</i>	<i>Not applicable</i>
<i>Special Events</i>	<i>See ZLDR Article 6.7, Special Events Use</i>		
<i>Maximum Number of Rental Days</i>	<i>72</i>	<i>144</i>	<i>No limit</i>
<i>Zoning Permit Process</i>	<i>See ZLDR Table 6.1.1, Use Table</i>		
<i>Review Type</i>	<i>Administrative Review</i>	<i>Full Site Plan Review and Special Exception</i>	<i>Full Site Plan Review</i>

§6.8.5 Application Submittal Requirements

No application for a STRP shall be accepted as complete unless it includes the required fee and the information listed below.

- A. *The name, address, email, and telephone number of all property owners of the Short-Term Rental Property (STRP).*
- B. *Completed Short-Term Rental Property application signed by all current property owner(s). For properties owned by corporations or partnerships, the applicant must submit a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership.*
- C. *Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.*
- D. *Address and Property Identification Number of the property on which the STRP is located.*
- E. *The type of STRP that is the subject of the application, which may be a:*
 - 1. *Limited Home Rental (LHR);*
 - 2. *Extended Home Rental (EHR); or*
 - 3. *Commercial Guest House (CGH).*
- F. *The type of Dwelling Unit(s) that is proposed to be used as a STRP including, but not limited to, Principal Dwelling Unit, Accessory Dwelling Unit, Single Family Detached, Single Family Attached, Manufactured Housing Unit, and/or Multi Family, and documentation of Zoning Permit and Building Permit approvals for the structures, as applicable.*
- G. *The maximum number of bedrooms in the Dwelling Unit(s) proposed to be used as a STRP.*

Draft Short-Term Rental Regulations (Planning Commission Recommendation - 3/12/18)

Bold, italic text indicates proposed language and text that is struck through (~~struck through~~) is proposed to be deleted from the current ordinance. Draft date 3/12/18.

§6.8.6 Enforcement and Violations

- A. Notwithstanding the provisions of Chapter 11 of this Ordinance, a STRP Zoning Permit may be administratively revoked by the Zoning and Planning Department Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. Provided however, a STRP Zoning Permit may be immediately revoked if the Zoning and Planning Department Director determines the STRP has Building Code violations, there is no Business License for the property, the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use, or the advertisement for the STRP does not include the County issued Zoning Permit Number and Business License Number.***
- B. If a STRP Zoning Permit is administratively revoked or an application for a STRP Zoning Permit is administratively denied, a STRP owner (or authorized agent) may appeal the Zoning and Planning Department Director's administrative decision revoking or denying the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of Chapter 3, Article 3.13, of this Ordinance.***
- C. Subsequent Application. Once a County-issued Zoning Permit and/or a Business License for a STRP use has been revoked, no new Zoning Permit and/or Business License for a STRP use shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new Zoning Permit application for a STRP use must be submitted in accordance with this Article.***

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ARTICLE 7.5. BUILDING SCALE PLANNING - REQUIREMENTS

§7.5.1 Function and Use

TABLE 7.5.A: Specific Function & Use

This table delegates specific Functions and uses within Transect Zones and shall be customized for local character and requirements. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	T1	T2	T3	T4	T5	SD		T1	T2	T3	T4	T5	SD
a. AGRICULTURAL USES							c. CIVIC/INSTITUTIONAL cont.						
Grain Storage	■	■				□	Sports Stadium						■
Livestock Pen	□	□				□	Surface Parking Lot				□	□	■
Greenhouse	■	■	□			□	Trade School					□	■
Stable	■	■	□			□	d. COMMERCIAL						
Kennel	■	■	□	□	□	□	Adult Entertainment						□
b. RESIDENTIAL							Automobile Service						■
Mixed Use Block				□	■		Bed & Breakfast (up to 5 rooms)		□	■	■	■	
Flex Building				■	■		Billboard						□
Apartment Building				■	■		Display Gallery				■	■	□
Live/Work Unit			■	■	■	□	Drive -Through Facility					□	■
Townhouse				■	■		Gasoline		□			□	■
Duplex/Triplex/Quadplex			■	■	■		Hotel (no room limit)					■	□

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ARTICLE 9.3 OFF-STREET PARKING AND LOADING

§9.3.2 Off-Street Parking Schedule A

Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with the following table.

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
RESIDENTIAL	
Congregate Living	1 per 3 beds
Farm Labor Housing (Dormitory)	0.5 per bed
Adult/Child Group Home or Residential Care Facility	1 per 3 beds, plus 1 per employee in single shift
<i>Short-Term Rental Property Limited Home Rental (LHR), Extended Home Rental (EHR), and Commercial Guest House (CGH)</i>	<i>1 per permitted bedroom plus the required parking for the applicable use.</i>

COMMERCIAL	
Agricultural Sales/Service	1 per 500 square feet of floor area plus 4 per acre outdoor sales/display/storage area
Pet Stores, Grooming Salons, or Small Animal Boarding	1 per 300 square feet of floor area
Bar or Lounge	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Bed and Breakfast	1 per guest room
Rooming or Boarding House	1 per guest room

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ARTICLE 12.1 TERMS AND USES DEFINED

B

~~**Bed and Breakfast** A portion of an owner-occupied dwelling unit or detached accessory structure offering transient lodging, with or without breakfast, to paying guests on an overnight basis, usually staying less than seven days.~~

~~**Boarding House.** See “Rooming House” for definition.~~

C

Campground. *An outdoor venue where mobile or non-permanent lodging is used or provided for recreation, educational, or vacation purposes. Short-Term Rental Properties and RV Parks are not included in this definition.*

Commercial Guest House (CGH). *A property located in the OR, OG, CN, CR, CT, or CC Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.*

E

Extended Home Rental (EHR). *A property with an owner or non-owner occupied residential dwelling, located in the S-3, R-4, M-8, M-12, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, for more than 72 days but not to exceed 144-days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days. To establish a EHR, a property owner must obtain a Special Exception from the Board of Zoning Appeals (BZA) pursuant to the requirements of Article 3.6 of this Ordinance.*

G

Group Residential. *The residential use of a site, on a weekly or longer basis, for occupancy by groups of more than six persons not defined as a family, such as fraternity or sorority houses, dormitories, or residence halls. ~~This term does not include rooming or boarding houses.~~ **Occupancy of a residential dwelling by six or more persons unrelated by blood or marriage, to include but not limited to fraternity or sorority houses, dormitories, or residence halls, excluding rooming or boarding houses***

H

Habitable. *A residential dwelling that is fit for residential occupancy.*

L

Limited Home Rental (LHR). *A property with an owner-occupied residential dwelling, located in the RM, AG-15, AG-10, AG-8, AGR, RR-3, S-3, R-4, M-8, M-12, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, not to exceed 72 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days.*

R

~~**Recreation (or Vacation) Camp.** An area or tract of land primarily used for recreational purposes that retains an open air or natural character. Accommodations for temporary occupancy, such as cabins and tents, may be located or placed in these areas. This definition does not include areas for recreational vehicles or motorized campers.~~

Rental Day. *Each calendar day or part thereof a residential dwelling or part thereof is rented by Short-Term Rental Tenants, excluding family members.*

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Rental Party. Short-Term Rental Tenants who occupy any portion of a residential dwelling for a fee or any form of compensation, excluding family members.

Rental Transaction. The act of a Short-Term Rental Tenant (excluding family members) and property owners agreeing to rent a residential dwelling or part thereof, as provided in this Ordinance.

Residential Character. The physical traits or characteristics of a residential dwelling which identify it as providing living accommodations as opposed to being a place of business.

S

Short-Term Rental Property (STRP). A residential dwelling or any part thereof that is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members), for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

Short-Term Rental Tenant (STRT). Any person (excluding family members) who rents a residential dwelling or part thereof for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

V

~~***Vacation Camp***~~ See "Recreation Camp" for definition.

**Proposed Amendments to the Charleston County Fee Ordinance for Applications
Relating to the Short-Term Rental Ordinance
(Planning Commission Recommendation – March 12, 2018)**

Service	Fee
G. ZONING PERMITS	
<p>7. Short-Term Rental Permit: <i>Limited Home Rental (LHR)</i> <i>Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.</i></p>	<p>\$50.00, provided, however, that the fee for the initial Zoning Permit for a Limited Home Rental Short-Term Rental use shall be \$25.00 if the Zoning Permit application is submitted between July 1st and December 31st.</p>
<p>8. Short-Term Rental Permit: <i>Extended Home Rental (EHR)</i> <i>Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for VHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application.</i></p>	<p>\$100.00, provided, however, that the fee for the initial Zoning Permit for an Extended Home Rental Short-Term Rental use shall be \$50.00 if the Zoning Permit application is submitted between July 1st and December 31st.</p>
<p>9. Short-Term Rental Permit: <i>Commercial Guest House (CGH)</i> <i>Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved.</i></p>	<p>\$150.00, provided, however, that the fee for the initial Zoning Permit for a Commercial Guest House Short-Term Rental use shall be \$75.00 if the Zoning Permit application is submitted between July 1st and December 31st.</p>

Notes (for general information – not to be included in the Fee Ordinance):

- *When all zoning related application and permit fees are included, the EHR Short-Term Rental Permit zoning permit fees total \$600 (\$100 zoning permit fee + \$250 Site Plan Review application fee + \$250 Special Exception application fee).*
- *When all zoning related application and permit fees are included, the CHR Short-Term Rental zoning permit fees total \$400 - \$650 (\$120 zoning permit fee + \$250 - \$500 Site Plan Review application fee). In addition, commercial assessment would apply.*