

AN ORDINANCE**AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED, TO CLARIFY THE USES AND DEVELOPMENT STANDARDS FOR THE NATURAL RESOURCE MANAGEMENT ZONING DISTRICT AT THE FOLLOWING DOCUMENT LOCATIONS: CHAPTER 4, BASE ZONING DISTRICTS, CHAPTER 5, OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS, AND CHAPTER 6, USE REGULATIONS**

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Section 6-29-310 et seq., of the South Carolina Code of Laws, 1976, as amended, authorizes the County of Charleston to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, the Charleston County Planning Commission ("Planning Commission") has reviewed the proposed amendments to Chapter 4, Base Zoning Districts, Chapter 5, Overlay and Special Purpose Zoning Districts, and Chapter 6, Use Regulations, of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), in accordance with the procedures established in South Carolina law and the ZLDR and has recommended that the Charleston County Council ("County Council") adopt the proposed amendments of the ZLDR as set forth herein; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least one public hearing, and after close of the public hearing, County Council approved the proposed text amendments based on the Approval Criteria of Section 3.3.6 of Article 3.3 of the ZLDR; and

WHEREAS, County Council has determined the proposed ZLDR amendments meet the following criteria:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition; and
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

NOW, THEREFORE, be ordained it by the Charleston County Council of Charleston, in meeting duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. AMENDMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Charleston County Zoning and Land Development Regulations Ordinance is hereby amended to include the amendments attached hereto as Exhibit "A" and made part of this Ordinance by reference.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately following third reading by County Council.

ADOPTED and APPROVED in meeting duly assembled this 29th day of October 2024.



CHARLESTON COUNTY COUNCIL

By: Herbert R. Sass, III
Herbert R. Sass, III
Chairman of Charleston County Council

ATTEST:

By: Kristen L. Salisbury
Kristen L. Salisbury
Clerk to Charleston County Council

First Reading: September 24, 2024
Second Reading: October 15, 2024
Third Reading: October 29, 2024

EXHIBIT "A"

CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.3 NR, NATURAL RESOURCE MANAGEMENT DISTRICT

Sec. 4.3.1 Purpose and Intent

The NR, Natural Resource Management Zoning District implements the Conservation Management policies of the *Comprehensive Plan*.

Sec. 4.3.2 Use Regulations

Uses allowed for properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be in accordance with the Use Regulations of CHAPTER 6. Uses allowed for properties in the NR Zoning District that are located on Dewees Island or Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

Sec. 4.3.3 Development Standards

Development on properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be subject to the Density/Intensity and Dimensional Standards included in Table 4.3.3 below. The Density/Intensity and Dimensional Standards for properties located on Dewees Island and Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

| Table 4.3.3, NR Density/Intensity and Dimensional Standards | | |
|---|--|----------------------------------|
| | Non-Waterfront Development Standards | Waterfront Development Standards |
| MAXIMUM DENSITY | 1 Principal Dwelling Unit per 25 acres | |
| MINIMUM LOT AREA | 1 acre | |
| MINIMUM LOT WIDTH | 135 feet | 200 feet |
| MINIMUM LOT WIDTH AVERAGE | N/A | 250 feet |
| MINIMUM SETBACKS | | |
| Front/Street Side | 50 feet | |
| Interior Side | 15 feet | |
| Rear | 30 feet | |
| WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK | N/A | 50 feet |
| WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER | N/A | 35 feet |
| MAXIMUM BUILDING COVERAGE [1] | 30% of Lot | |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE [1] | 40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual | |
| MAXIMUM HEIGHT | 35 feet | |
| [1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply. | | |

CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

ARTICLE 5.1 GENERAL

Sec. 5.1.1 Establishment of Districts

The following Overlay and Special Purpose Zoning Districts are hereby established:

| DISTRICT NAME | | TYPE |
|---------------|---|-------------------------|
| WDU | Water-Dependent Use | Special Purpose |
| JO-MHC-O | Johns Island Maybank Highway Corridor Overlay Zoning District | Overlay Zoning District |
| MP-O | Mount Pleasant Overlay Zoning District | Overlay Zoning District |
| FRC-O | Folly Road Corridor Overlay Zoning District | Overlay Zoning District |
| DRC-O | Dorchester Road Corridor Overlay Zoning District | Overlay Zoning District |
| UB-O | University Boulevard Overlay Zoning District | Overlay Zoning District |
| STA-O | St. Andrews Area Overlay Zoning District | Overlay Zoning District |
| ARRC-O | Ashley River Road Corridor Overlay Zoning District | Overlay Zoning District |
| DUWAP-O | DuPont-Wappoo Area Overlay Zoning District | Overlay Zoning District |
| PF-O | Parkers Ferry Community Overlay Zoning District | Overlay Zoning District |
| SL-O | Sol Legare Community Overlay Zoning District | Overlay Zoning District |
| JA-MHC-O | James Island Maybank Highway Corridor Overlay Zoning District | Overlay Zoning District |
| MRC-O | Main Road Corridor Overlay Zoning District | Overlay Zoning District |
| NRM | Natural Resource Management Special Purpose Zoning District | Special Purpose |

Article 5.16, Natural Resource Management Special Purpose Zoning District

- A. **Dewees Island.** The uses listed below shall be the only uses allowed on Dewees Island. All uses included below are Uses Allowed by Right as defined in Chapter 12, Definitions, of this Ordinance. Accessory Uses and Structures shall be allowed pursuant to Article 6.5, Accessory Uses and Structures. The Density/Intensity and Development requirements for such uses shall comply with the Dewees Island Architectural and Environmental Design Guidelines in effect at the time of development application submittal. Written documentation of the Dewees Island Architectural Review Board and/or Property Owners Association approval shall be submitted as part of each permit, approval, and development application, as applicable, provided, however, that written documentation of the Dewees

Island Property Owners Association approval is required as part of each short-term rental permit application.

The following uses are allowed by right on Dewees Island:

1. All community, administrative, utility, and other structures or uses existing at the time of enactment of this amendment [DATE OF ADOPTION];
2. Single-Family Detached Dwellings;
3. Short-term rental use of Single-Family Detached Dwellings.
 - a. For the purposes of this Section, short-term rental use shall mean rentals for intervals of 29 days or less, provided, however, no occupancy status or residency condition is required and provided further, the maximum number of days for a dwelling that may be so rented is 56 days in the aggregate per calendar year, not including short-term rentals between the dwelling owner and a Dewees Island property owner; and
 - b. Each dwelling used as a short-term rental shall comply with the requirements of Art. 6.8, Short-Term Rentals, as they apply for Limited Home Rentals with the exception of the occupancy status requirements, parking requirements, and maximum number of rental days as described above.
4. Clubhouse or community buildings, including the Huyler House. Short-Term Rental use of the Huyler House shall be allowed as described below. The requirements of Art. 6.8, Short-Term Rentals, of this Ordinance shall not apply; however, the use shall comply with all other applicable sections of this Ordinance and other County Ordinances. For the purposes of this Section, Short-Term Rental use shall mean rentals for intervals of 29 days or less regardless of: (1) the occupancy status of the property; and (2) whether rental fees are charged or other forms of compensation are offered or required.
 - a. The Huyler House shall only be rented to Dewees Island property owners and their guests and guests of the Dewees Island Property Owners Association (POA);
 - b. Rental of the Huyler House shall only be advertised through the POA intranet site and shall not be marketed or advertised through any other means including, but not limited to, online advertisements or advertisements through rental agencies, realtors, brokers, or other third party entities;
 - c. There is no cap on the number of days the Huyler House can be rented per calendar year;
 - d. A STRP Zoning Permit shall be required to establish the Short-Term Rental use of the property. Administrative review shall be required to establish the use and the following requirements apply:
 1. The Building Inspection Services Department may require a building safety inspection and/or Building Permit;
 2. A minimum of four parking spaces are required. The location of the required parking shall be indicated and parking agreements necessary to facilitate off-site parking shall be submitted with the STRP Zoning Permit application; and
 3. Each room where tenants may lodge shall contain a notice providing the following information:
 - a. Contact information for the owner of the property;
 - b. Zoning Permit Number and Business License Number for the Short-Term Rental use of the property for the current year;
 - c. Trash collection location and schedule; and
 - d. Fire and emergency evacuation routes.

- e. Once the STRP Zoning Permit is issued, a Business License must be obtained;
 - f. The STRP Zoning Permit must be renewed by December 31st of each year or the existing STRP Zoning Permit will expire. The STRP Zoning Permit will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director. The STRP Zoning Permit annual renewal application must include:
 1. The STRP Zoning Permit renewal application fee; and
 2. A notarized affidavit signed by the property owner stating that the STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the requirements of this Section.
 - g. A new STRP Zoning Permit application must be filed if the aforementioned requirements are not met.
 - h. Notwithstanding the provisions of Chapter 11 of this Ordinance, the STRP Zoning Permit may be administratively revoked by the Zoning and Planning 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, the STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no Business License for the property, the STRP is being advertised or marketed on the POA intranet site in a manner not consistent with this Section, the advertisement of the STRP does not include the County issued Zoning Permit Number and Business License Number, the STRP is being advertised on a platform other than the POA intranet site, or the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use.
 - i. If the STRP Zoning Permit is administratively revoked, the STRP owner (or authorized agent) may appeal the Zoning and Planning Department Director's administrative decision revoking 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.
Once the STRP Zoning Permit and/or Business License has been revoked, no new STRP Zoning Permit and/or Business License 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 STRP Zoning Permit application must be submitted in accordance with this Section.
5. Nature Exhibition, including but not limited to the use of the Landings Building for multiple purposes;
 6. Major Utility Service and related operations limited to that owned and operated by Dewees Utility Corporation and/or its successors;
 7. Administrative or Business Offices for the Dewees Island Property Owners Association and Dewees Utility Corporation;
 8. Helicopter pad for emergency services;
 9. Communications Tower that is not leased for commercial purposes;
 10. Water Transportation;
 11. Community Dock;
 12. Dockage spaces for boats of owners staying on the island;
 13. Maintenance, repair or other operational services for boats of owners or guests staying

on the Island; and

14. Fire station, fire prevention, and safety.

B. Goat Island.

For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 Zoning District standards, provided that only one Principal Dwelling Unit shall be allowed per Lot and the following requirements shall apply:

1. The dimensional standards listed in Table 5.16, *Dimensional Standards*, below shall be met:

| Table 5.16 | | |
|-----------------------|--------------------------------------|-------------------------------|
| Dimensional Standards | | |
| Minimum Lot Area | Minimum Front/Street Side Setback | Minimum Interior Side Setback |
| 18,000 sq. ft. | 10 Feet | 15 Feet |

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | Condition |
|---|----|----|----|------------------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|----|-------------|-----------|
| | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | | |
| AGRICULTURAL | | | | | | | | | | | | | | | | | | | | | | | |
| AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT | | | | | | | | | | | | | | | | | | | | | | | |
| Aquaculture | | | A | A | A | A | C | C | | | | | | | | | | | | | | Sec. 6.4.1 | |
| Mariculture | | | C | C | C | C | C | C | | | | | | | | | | | | | | Sec. 6.4.1 | |
| Apiculture (Bee Keeping) | | | A | A | A | A | A | A | | | | | | | | | | | | | | | |
| Animal and Insect Production | | | A | A | A | A | C | C | C | | | | | | | | | | | | | Sec. 6.4.1 | |
| Concentrated Animal Feeding Operation | | | S | S | S | S | | | | | | | | | | | | | | | | | |
| Horticultural Production | | | A | A | A | A | A | A | A | C | | | | A | | | C | A | A | A | A | Sec. 6.4.1 | |
| Hemp Crop Production and/or Processing | | | S | S | S | S | S | | | | | | | | | | | | | | | Sec. 6.4.1 | |
| Winery | | | C | C | C | C | C | C | | | | | | | | | | C | A | C | A | Sec. 6.4.21 | |
| Agricultural Processing | | | C | C | C | C | C | C | S | | | | | | | | | A | A | A | A | Sec. 6.4.1 | |
| Agricultural Sales or Service | | | A | A | A | A | C | | | | | | | | | | | A | A | A | A | Sec. 6.4.44 | |
| Roadside Stand ; Sweetgrass Basket Stand | | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Sec. 6.4.8 | |
| Community Garden | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | |
| Farmers Market | | | A | A | A | A | A | C | C | C | C | C | | A | A | A | A | A | A | A | A | Sec. 6.4.47 | |
| FORESTRY AND LOGGING | | | | | | | | | | | | | | | | | | | | | | | |
| Bona Fide Forestry Operation | | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Sec. 6.4.23 | |
| Lumber Mill, Planing , or Saw Mill | | | A | A | A | A | S | | | | | | | | | | | | | A | A | | |
| RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | | |
| ASSISTED LIVING | | | | | | | | | | | | | | | | | | | | | | | |
| Assisted Living | | | S | S | S | S | S | S | S | S | A | S | | S | S | A | A | S | A | S | A | | |
| MANUFACTURED HOUSING | | | | | | | | | | | | | | | | | | | | | | | |
| Manufactured Housing Unit | | | A | A | A | A | A | C | C | C | C | A | A | | | | | | | | | Sec. 6.4.24 | |
| Manufactured Housing Park | | | | | | | | | | | | | A | | | | | | | | | | |
| MULTI-FAMILY DWELLING | | | | | | | | | | | | | | | | | | | | | | | |

2. One Accessory Dwelling Unit shall be allowed per Zoning Lot;
3. The combined heated square footage of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 3,300 square feet; and
4. The combined square footage dedicated to unheated areas (decks, porches, steps) of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 2,000 square feet.

CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.6

**Table 6.1-1,
*Use Table***

Principal uses shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1-1, *Use Table*. See Chapter 5, Overlay and Special Purpose Zoning Districts, as applicable.

| A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|------------------|----|----|-------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|-----------|---------------------------|
| Land Uses | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | Condition | |
| | | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | |
| Dwelling , Multi-Family Triplex and Fourplex Duplex Dwelling Group Dwelling , Single-Family Attached | | | | | | | | | | | | A | | | | | | | | C | | C | Sec. 6.4.31 |
| | | | | | | | | | | S | S | C | C | | C | C | C | C | | C | | C | Sec. 6.4.35 |
| | | | | | | | | | | S | S | C | C | | C | C | C | C | | C | | C | Sec. 6.4.35 |
| | | | | C | C | C | C | C | C | C | C | C | C | | | | | | | | | | Sec. 6.4.7 |
| | | | | | | | | | | S | S | C | C | | C | C | C | C | | C | | C | Sec. 6.4.2 Sec. 6.4.31 |
| SHORT-TERM RENTAL | | | | | | | | | | | | | | | | | | | | | | | |
| | Short-Term Rental Property: Limited Home Rental (LHR) | | | C | C | C | C | C | C | C | C | C | C | | | | | | | | | | Art. 6.8 |
| | Short-Term Rental Property: Extended Home Rental (EHR) | | | | | S | S | | S | S | | S | | | | | | | | | | | Art. 6.8 |
| SINGLE-FAMILY DWELLING | | | | | | | | | | | | | | | | | | | | | | | |
| | Dwelling Unit, Single-Family Detached | A | A | A | A | A | A | A | A | A | A | A | A | C | | C | C | C | C | C | C | C | Sec. 6.4.25 |
| OTHER RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | | | |
| | Transitional Housing | | | | | | | | | | | S | | | A | S | S | S | | A | | | |
| | Child Caring Institution | | | S | S | S | S | S | S | S | S | S | S | | | | | | | | | | |
| | Emergency Shelter | | | | | | | | | | C | A | C | | | C | A | A | | A | C | A | Sec. 6.4.38 |
| | Affordable and Workforce Dwelling Unit | | | | C | C | C | C | C | C | C | C | C | | C | C | C | C | C | C | | C | Sec. 6.4.19 |
| | Group Residential | | | S | S | S | S | S | | S | S | | | | | | | | | | | | |
| | Farm Labor Housing | | | S | S | S | S | S | | | | | | | | | | | | | | | Sec. 6.4.9 |
| CIVIC/INSTITUTIONAL | | | | | | | | | | | | | | | | | | | | | | | |
| COURTS AND PUBLIC SAFETY | | | | | | | | | | | | | | | | | | | | | | | |
| | Courts of Law | | | A | A | A | A | A | A | A | A | A | A | | A | A | A | A | A | A | A | A | |
| | Correctional Institution | | | | | | | | | | | | | | | | | | | | | A | |
| | Parole Office or Probation Office | | | | | | | | | | | | | | A | | | | | | | A | |
| | Safety Service | | | A | A | A | A | A | A | A | A | A | S | A | A | A | A | A | A | A | A | A | |
| DAY CARE SERVICES | | | | | | | | | | | | | | | | | | | | | | | |
| | Adult Day Care Services | | | | S | S | S | S | S | S | S | S | S | | A | S | S | A | A | A | A | A | |
| | Family Home | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Sec. 6.4.29 |
| | Group Home | | | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| | Child Care Center | | | | | | | | | S | S | S | S | | A | A | A | A | A | A | A | A | |
| | Day Camp | | | | | | | | | | | | | | A | | A | A | A | A | | A | |
| DEATH CARE SERVICES | | | | | | | | | | | | | | | | | | | | | | | |
| | Cemetery | | A | A | A | A | A | C | C | C | C | C | S | | A | | | | | | | | |

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | Condition |
|--|----|----|----|------------------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|----|---------------------------|
| | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | |
| Dwelling , Multi-Family | | | | | | | | | | | A | | | | | | | | C | | C | Sec. 6.4.31 |
| Triplex and Fourplex | | | | | | | | | S | S | C | C | | C | C | C | C | | C | | C | Sec. 6.4.35 |
| Duplex | | | | | | | | | S | S | C | C | | C | C | C | C | | C | | C | Sec. 6.4.35 |
| Dwelling Group | | | C | C | C | C | C | C | C | C | C | C | | | | | | | | | | Sec. 6.4.7 |
| Dwelling , Single-Family Attached | | | | | | | | | S | S | C | C | | C | C | C | C | | C | | C | Sec. 6.4.2 Sec. 6.4.31 |
| SHORT-TERM RENTAL | | | | | | | | | | | | | | | | | | | | | | |
| Short-Term Rental Property: Limited Home Rental (LHR) | | | C | C | C | C | C | C | C | C | C | C | | | | | | | | | | Art. 6.8 |
| Short-Term Rental Property: Extended Home Rental (EHR) | | | | | | S | S | | S | S | | S | | | | | | | | | | Art. 6.8 |
| SINGLE-FAMILY DWELLING | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling Unit, Single-Family Detached | A | A | A | A | A | A | A | A | A | A | A | A | C | | C | C | C | C | C | C | C | Sec. 6.4.25 |
| OTHER RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | | |
| Transitional Housing | | | | | | | | | | | S | | | A | S | S | S | | A | | | |
| Child Caring Institution | | | S | S | S | S | S | S | S | S | S | S | | | | | | | | | | |
| Emergency Shelter | | | | | | | | | | C | A | C | | | C | A | A | | A | C | A | Sec. 6.4.38 |
| Affordable and Workforce Dwelling Unit | | | | C | C | C | C | C | C | C | C | C | | C | C | C | C | C | C | | C | Sec. 6.4.19 |
| Group Residential | | | S | S | S | S | S | | S | S | | | | | | | | | | | | |
| Farm Labor Housing | | | S | S | S | S | S | | | | | | | | | | | | | | | Sec. 6.4.9 |
| CIVIC/INSTITUTIONAL | | | | | | | | | | | | | | | | | | | | | | |
| COURTS AND PUBLIC SAFETY | | | | | | | | | | | | | | | | | | | | | | |
| Courts of Law | | | A | A | A | A | A | A | A | A | A | A | | A | A | A | A | A | A | A | A | |
| Correctional Institution | | | | | | | | | | | | | | | | | | | | | A | |
| Parole Office or Probation Office | | | | | | | | | | | | | | A | | | | | | | A | |
| Safety Service | | | A | A | A | A | A | A | A | A | A | S | A | A | A | A | A | A | A | A | A | |
| DAY CARE SERVICES | | | | | | | | | | | | | | | | | | | | | | |
| Adult Day Care Services | | | | S | S | S | S | S | S | S | S | S | | A | S | S | A | A | A | A | A | |
| Family Home | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Sec. 6.4.29 |
| Group Home | | | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| Child Care Center | | | | | | | | | S | S | S | S | | A | A | A | A | A | A | A | A | |
| Day Camp | | | | | | | | | | | | | | A | | A | A | A | A | | A | |
| DEATH CARE SERVICES | | | | | | | | | | | | | | | | | | | | | | |
| Cemetery | | A | A | A | A | A | C | C | C | C | C | S | | A | A | A | A | A | A | A | A | Sec. 6.4.53 |
| Funeral Services | | | | | | | | | | | | | | A | A | A | A | A | A | A | A | |
| EDUCATIONAL SERVICES | | | | | | | | | | | | | | | | | | | | | | |

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | Condition |
|---|----|----|----|------------------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|----|---------------------------|
| | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | |
| Community Recreation | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| Fishing , Hunting , or Recreational Guide Service | | C | A | C | C | A | A | | | | | | | | A | A | A | C | C | C | C | Sec. 6.4.55 |
| Golf Course or Country Club | | C | | | C | C | C | C | C | C | | | C | | | | | | | | | Sec. 6.4.50 |
| Parks and Recreation | | C | C | C | C | C | C | C | C | C | C | C | | C | C | C | C | C | C | C | C | Sec. 6.4.11 |
| Recreation and Entertainment, Indoor | | | | | | | | | | | | | | | | | C | A | A | A | A | Sec. 6.4.30 |
| Recreation and Entertainment, Outdoor | | | | | C | C | | | | | | | | | | | | C | C | C | C | Sec. 6.4.11 |
| Drive-In Theater | | | | | | | | | | | | | | | | | | C | C | C | C | Sec. 6.4.6 Sec. 6.4.11 |
| Golf Driving Range | | | | | S | S | S | S | S | | | | | | | | | | C | | C | Sec. 6.4.11 |
| Outdoor Shooting Range | | S | S | S | S | S | | | | | | | | | | | | | S | | S | Sec. 6.4.11 |
| Special Events | | | | | | | | | | | | | | | | | C | C | C | | C | Art. 6.7 |
| RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS | | | | | | | | | | | | | | | | | | | | | | |
| Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge | | | | | S | S | S | S | S | S | S | | | | A | A | A | A | A | A | A | Sec. 6.4.4 |
| Religious Assembly | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| UTILITIES AND WASTE-RELATED USES | | | | | | | | | | | | | | | | | | | | | | |
| Utility Service, Major | | | S | S | S | S | S | S | S | C | C | C | C | C | C | C | C | C | C | C | C | Sec. 6.4.17 |
| Utility Service, Minor | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| Solar Farm | | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | Sec. 6.4.46 |
| Waste-Related Uses | | | | | | | | | | | | | | | | | | | | | S | |
| Septic Tank Installation, Cleaning, or Related Service | | | | | | | | | | | | | | | | | | | S | S | S | |
| Solid Waste Disposal Facility (Public or Private) | | | C | | | | | | | | | | | | | | | | | | C | Sec. 6.4.51 |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | |
| ACCOMMODATIONS | | | | | | | | | | | | | | | | | | | | | | |
| Short-Term Rental Property: Commercial Guest House (CGH) | | | | | | | | | | | | | | | C | C | C | C | C | | | Art. 6.8 |
| Hotel or Motel | | | | | | | | | | | | | | | | S | S | | C | | C | Sec. 6.4.31 |
| RV (Recreational Vehicle) Park | | | S | S | S | S | S | | | | | | | | | | | | | | | Sec. 6.4.12 |
| Campground | | | S | S | S | S | S | | | | | | | | | | | | | | | |
| ANIMAL SERVICES | | | | | | | | | | | | | | | | | | | | | | |

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | Condition |
|---|--|------------------|----|----|-------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|----|----------------------------|
| | | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | |
| Stable, Commercial | | | | C | C | C | C | C | | | | | | | | | | | C | A | A | A | Sec. 6.4.20 |
| Stable, Private | | | | A | A | A | A | C | C | S | | | | | | | | | C | A | A | A | Sec. 6.4.20 |
| Stable, Boarding | | | | C | C | C | C | C | C | | | | | | | | | | C | A | A | A | Sec. 6.4.20 |
| Kennel | | | | C | C | C | C | S | S | | | | | | | | | | S | A | A | A | Sec. 6.4.54 |
| Pet Store or Grooming Salon | | | | | | | | | | | | | | | | | | C | C | A | A | A | Sec. 6.4.32 |
| Small Animal Boarding | | | | A | A | A | A | C | C | S | | | | | | | | | C | A | A | A | Sec. 6.4.32 |
| Veterinary Service | | | | A | A | A | A | S | S | | | | | | | | C | C | C | A | A | A | Sec. 6.4.32 |
| FINANCIAL SERVICES | | | | | | | | | | | | | | | | | | | | | | | |
| Banks and Financial Services | | | | | | | | | | | | | | | C | C | C | C | C | A | A | A | Sec. 6.4.26 |
| Short-Term Lender | | | | | | | | | | | | | | | | | | | | C | | C | Sec. 6.4.28 Sec. 6.4.31 |
| FOOD SERVICES AND DRINKING PLACES | | | | | | | | | | | | | | | | | | | | | | | |
| Bar or Lounge | | | | | | | | | | | | | | | | | | S | S | S | S | S | Sec. 6.4.15 |
| Catering Service | | | | | S | S | S | S | S | S | S | S | S | | | C | C | C | C | A | A | A | Sec. 6.4.34 |
| Restaurant, Fast Food | | | | | | | | | | | | | | | | | | C | C | C | | C | Sec. 6.4.15 Sec. 6.4.31 |
| Restaurant, General | | | | | | | | | | | | | | | | C | C | C | C | C | C | C | Sec. 6.4.15 |
| Sexually Oriented Business | | | | | | | | | | | | | | | | | | | | | | C | Sec. 6.4.18 Sec. 6.4.31 |
| INFORMATION INDUSTRIES | | | | | | | | | | | | | | | | | | | | | | | |
| Communication Services; Data Processing Services; Publishing Industries | | | | | | | | | | | | | | | | | A | A | A | A | A | A | |
| Communications Tower | | | | C | C | C | C | | | | | | | | C | | C | C | C | C | C | C | Sec. 6.4.5 |
| OFFICES | | | | | | | | | | | | | | | | | | | | | | | |
| Administrative or Business Office ; Government Office ; | | | | | | | | | | | | | | | C | C | C | C | C | A | A | A | Sec. 6.4.26 |
| OTHER NONRESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | | | | | | | | |
| Convention Center or Visitors Bureau | | | | | | | | | | | | | | | S | | S | S | A | C | | C | Sec. 6.4.31 |
| Heavy Construction Services or General Contractor | | | | | | | | | | | | | | | | | | | | A | A | A | |
| Billboard | | | | | | | | | | | | | | | | | | | | | | C | Sec. 9.8.6 |
| Special Trade Contractor | | | | | | | | | | | | | | | | | | | C | A | A | A | Sec. 6.4.36 |

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | Condition | |
|--|----|----|----|------------------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|----|----------------------|----------------------|
| | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | | |
| PARKING, COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | |
| Parking Lot | | | | | | | | | | | | | | C | | A | C | A | A | A | A | Sec. 6.4.37 | |
| Parking Garage | | | | | | | | | | | | | | A | | A | | | C | | C | Sec. 6.4.31 | |
| RENTAL AND LEASING SERVICES | | | | | | | | | | | | | | | | | | | | | | | |
| Charter Boat or other Recreational Watercraft Rental Service | | | | | C | C | C | | | | | | | | | | | A | A | A | A | Art. 5.2 Sec. 6.4.39 | |
| Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing | | | | | | | | | | | | | | | | | | A | A | A | A | | |
| Consumer Goods Rental Center | | | | | | | | | | | | | | | | | C | C | A | A | A | Sec. 6.4.26 | |
| Self-Service Storage | | | | | | | | | | | | | | | | | | S | C | C | C | Sec. 6.4.16 | |
| Vehicle Rental or Leasing | | | | | | | | | | | | | | | | | | A | A | A | A | | |
| REPAIR AND MAINTENANCE SERVICES | | | | | | | | | | | | | | | | | | | | | | | |
| Boat Yard | | | | | C | C | C | C | S | | | | | | | | | | C | C | C | C | Sec. 6.4.39 Art. 5.2 |
| Repair Service, Consumer | | | | | | | | | | | | | | | | | C | C | A | | A | Sec. 6.4.40 | |
| Repair Service, Commercial | | | | | | | | | | | | | | | | | S | S | A | A | A | | |
| Vehicle and Boat Repair or | | | | | | | | | | | | | | | | | C | S | A | A | A | Sec. 6.4.22 | |
| RETAIL SALES | | | | | | | | | | | | | | | | | | | | | | | |

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

[illegible]

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | Condition |
|---|----|----|----|------------------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|----|------------------------|
| | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | |
| Vehicle Storage | | | | | | | | | | | | | | | | | | S | A | A | A | |
| Impound Yard | | | | | | | | | | | | | | | | | | | | | A | |
| Towing Facility | | | | | | | | | | | | | | | | | | | | | A | |
| Boat Ramp | | | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | S | C | Art. 5.2 Sec. 5.2.4 |
| Community Dock | | | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | | S | Art. 5.2 Sec. 5.2.3 |
| Commercial Dock | | | | | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | Art. 5.2 Sec. 5.2.6 |
| Marina | | | | | | S | S | S | S | S | S | | | | S | S | S | S | S | S | S | Art. 5.2 Sec. 5.2.5 |
| WHOLESALE SALES | | | | | | | | | | | | | | | | | | | | | | |
| Wholesale Sales | | | | | | | | | | | | | | | | | | | A | A | A | |
| Clay or Related Products and Construction Material Wholesaler | | | | | | | | | | | | | | | | | | S | A | A | A | |
| Flower, Nursery Stock, or Florists' Supplies Wholesaler | | | A | A | A | A | | | | | | | | | | | | S | A | A | A | |
| Petroleum Wholesaler | | | | | | | | | | | | | | | | | | S | A | A | A | |
| Pharmaceutical, Fertilizer and Pesticide Wholesaler | | | | | | | | | | | | | | | | | | | S | S | S | |
| INDUSTRIAL | | | | | | | | | | | | | | | | | | | | | | |
| INDUSTRIAL SERVICES | | | | | | | | | | | | | | | | | | | | | | |
| Laundry, Dry Cleaning , or Carpet Cleaning Plant | | | | | | | | | | | | | | | | | | | | A | A | |
| Photo Finishing Laboratory | | | | | | | | | | | | | | | | | | | | A | A | |
| Research and Development Laboratory | | | | | | | | | | | | | | | | | | | | A | A | |
| Scrap and Salvage Service | | | | | | | | | | | | | | | | | | | | S | S | |
| MANUFACTURING AND PRODUCTION, GENERAL | | | | | | | | | | | | | | | | | | | | | | |

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | Condition | | |
|--------------------------------|---|--|------------------|----|----|-------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|-----------|-------------|-------------|
| | | | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | | |
| | Artisan and Craftsman | | | | | C | C | C | C | | | | | | | | | C | C | C | A | A | A | Sec. 6.4.43 | |
| | Manufacturing and Production | | | | | | | | | | | | | | | | | | | C | C | A | A | Sec. 6.4.57 | |
| | Aircraft Manufacturing and Production, including Related Parts | | | | | | | | | | | | | | | | | | | | | | A | | |
| | Chemical Manufacturing and Production | | | | | | | | | | | | | | | | | | | | | S | S | | |
| | Clay or Related Products, Furniture, Cabinets, or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production | | | | | | | | | | | | | | | | | | | C | C | A | A | Sec. 6.4.57 | |
| | Microbrewery and Distillery | | | | | | | | | | | | | | | | | | | | | C | C | C | Sec. 6.4.33 |
| | Pulp Mill or Paper Mill; Rendering Plant | | | | | | | | | | | | | | | | | | | | | | S | | |
| | Slaughter House and Meat Packing | | | | | | | | | | | | | | | | | | | | | S | S | | |
| | Stone or Shell Products Manufacturing and Production | | | | | | | | | | | | | | | | | | | | | C | S | S | Sec. 6.4.57 |
| WAREHOUSE AND FREIGHT MOVEMENT | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Warehouse and Distribution Facility | | | | | | | | | | | | | | | | | | | | | A | A | | |
| | Container Storage Facility | | | | | | | | | | | | | | | | | | | | | C | C | Sec. 6.4.52 | |
| | Freight Forwarding Facility | | | | | | | | | | | | | | | | | | | | C | C | C | Sec. 6.4.49 | |
| | Fuel Storage Facility | | | | | | | | | | | | | | | | | | | | | A | A | | |
| | Grain Terminals and Elevators | | | | | | | | | | | | | | | | | | | | | A | A | | |
| | Stockpiling of Sand, Gravel, or other Aggregate Materials | | | | | | | | | | | | | | | | | | | | | | A | A | |
| | Storage or Manufacturing of Weapons or Ammunition | | | | | | | | | | | | | | | | | | | | | S | S | | |
| OTHER USES | | | | | | | | | | | | | | | | | | | | | | | | | |
| RECYCLING USES | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Recycling Center | | | | | | | | | | | | | | | | | | | | | A | A | | |
| | Recycling Collection, Drop-Off | | | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Sec. 6.4.58 | |
| RESOURCE EXTRACTION/MINING | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Resource Extraction/Mining | | | | S | S | S | S | S | | | | | | | | | | | | | S | S | Sec. 6.4.14 | |
| TRANSPORTATION | | | | | | | | | | | | | | | | | | | | | | | | | |

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

| Land Uses | | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | Condition | |
|---|--|------------------|----|----|-------|-------|------|-----|----|-----|-----|----|-----|-----|----|----|----|----|----|----|----|-----------|-------------|
| | | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | RI | IN | |
| Aviation | | | | C | C | C | C | | | | | | | | | | | | | | C | C | Sec. 6.4.56 |
| Private Air Strip | | | | C | C | C | C | | | | | | | | | | | | | | | | Sec. 6.4.56 |
| Railroad Facility | | | | | | | | | | | | | | | | | | | | | A | A | |
| Sightseeing Transportation, Land or Water | | | | S | S | S | S | | | | | | | | | | | | A | A | A | A | Art. 5.2 |
| Taxi or Limousine Service | | | | | | | | | | | | | | | | | | | S | A | A | A | |
| Urban Transit System | | | | | | | | | | | | | | | A | | A | A | | C | A | C | Sec. 6.4.31 |
| Water Transportation | | | | | | S | S | S | S | | | | | | | | | | A | A | A | A | Art. 5.2 |

Sec. 6.4.25 Single Family Detached Dwelling Unit

- A. Single-Family Detached Dwelling Units in the MHP, RO, GO, and NC Zoning Districts in the Urban/Suburban Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the R-4 Zoning District. Single-Family Detached Dwelling Units in the CC and IN Zoning Districts in the Urban/Suburban Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the UR Zoning District.
- B. Single-Family Detached Dwelling Units in the MHP, RO, GO, NC, RC, RI, CC and IN Zoning Districts in the Rural Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the AGR Zoning District.

ARTICLE 6.8 SHORT-TERM RENTALS

Sec. 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 Charleston County. This Article sets out standards for establishing and operating Short-Term Rental Properties. These regulations are intended to provide for an efficient use of Dwellings as STRPs by:
 - 1. Providing for an annual permitting process to regulate STRPs;
 - 2. Balancing the interests of 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 Dwelling is located;
 - 4. Providing alternative accommodation options for lodging in residential Dwelling Units; 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. STRP, *Limited Home Rental (LHR)*;
 - b. STRP, *Extended Home Rental (EHR)*; and
 - c. STRP, *Commercial Guest House (CGH)*.
 - 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 and Special Purpose Zoning District Regulations, and as approved in Planned Development Zoning Districts. Planned Development Zoning Districts that do not specify STRPs as an allowed use must be amended to allow STRPs.
 - 3. *Application.* Applications for STRPs shall be made in compliance with this Article.
 - 4. *Variances.* Variances from the requirements of Sec. 6.8.3.A, *Use Limitations and Standards*, are prohibited.
- C. **Registration.** All STRPs require a Zoning Permit and Business License, which must be renewed annually pursuant to this Article.
- D. **Compliance with Other Regulations.** All STRPs, including Nonconforming Uses as allowed for in this Article, shall comply with all applicable local, state, and federal rules and regulations.

Sec. 6.8.2 Permitting Processes

- A. **Zoning Permit Application.** No application for a STRP shall be accepted as complete unless it includes the required fee and the information listed below.
1. The name, address, email, and telephone number of all property owners of the Short-Term Rental Property (STRP).
 2. Completed STRP 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.
 3. Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.
 4. Address and Property Identification Number of the property on which the STRP is located.
 5. The type of STRP that is the subject of the application (LHR, EHR, or CGH);
 6. Owner-Occupied STRP affidavit, as applicable;
 7. The type of Dwelling(s) that is proposed to be used as a STRP including, but not limited to, Principal Dwelling Unit, 6.5.9, Single Family Detached, Duplex, Single Family Attached, Manufactured Housing Unit not located in a Manufactured Housing Park, Triplex, and/or Fourplex, and documentation of Zoning Permit and Building Permit approvals for the structures, as applicable. Tents, RVs, boats, sheds, garages, and similar structures shall not be used as STRPs; and
 8. The maximum number of bedrooms available at the STRP.
- B. **Short-Term Rental Property Site Plan Review Categories.** Notwithstanding the provisions of Art. 3.7, *Site Plan Review*, or this Ordinance, STRPs must complete Site Plan Review as prescribed in this Section based on the Permitting Process provided in Table 6.8.2 prior to obtaining a STRP Zoning Permit. The Building Inspection Services Department may require a building safety inspection and/or Building Permit as a condition of the STRP Site Plan Review approval.
1. *STRP, Administrative Site Plan Review.* Requires a Zoning Permit application, fee, aerial photographs, and photographs of the property. At the discretion of the Zoning and Planning Director, a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking, shall be submitted, and site visits by Zoning and Planning Staff may be required.
 2. *STRP, Limited Site Plan Review.* Requires a Limited Site Plan Review application and fee and must include a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking.
 3. *STRP, Full Site Plan Review.* Requires compliance with the requirements of Art. 3.7, *Site Plan Review*, of this Ordinance.
- C. **Special Exception.** Notwithstanding the provisions of Art. 3.6, *Special Exceptions*, of this Ordinance, the following approval criteria shall apply to STRPs in place of those contained in Sec. 3.6.5 of this Ordinance if a Special Exception is required to obtain a STRP Zoning Permit based on the Permitting Process provided in Table 6.8.2 of this Article:
1. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community; and
 2. Adequate provision is made and/or exists for such items as: Setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors; and
 3. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.
- All other provisions and requirements of Art. 3.6, *Special Exceptions*, shall apply.

D. **Zoning Permit Issuance and Business Licenses.** After a STRP Application has been approved, a STRP Zoning Permit and a Business License must be obtained prior to a property owner offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.

E. **Annual Zoning Permit Renewal.**

1. All STRP Zoning Permits must be renewed annually in compliance with this Article. An application for annual renewal of the Zoning Permit must include:
 - a. The application fee;
 - 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 STRP Zoning Permit 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); and
 - c. Owner-Occupied STRP affidavit, as applicable.
2. The Zoning and Planning Director may request STRP records including days the STRP was rented, STRP advertising records, STRP rental income, and STRP rental receipts. The records shall be provided to the Zoning and Planning Director within 10 working days from the date requested; otherwise, the STRP Zoning Permit will be denied.
3. The applicant shall file an application for a new STRP Zoning Permit if the aforementioned requirements are not met.
4. If the Zoning and Planning Director determines that the STRP use is not consistent with the Special Exception approval that authorizes the use and/or Site Plan Review approval that authorizes the use, the applicant shall file an application for a new STRP Zoning Permit, including applicable Special Exception and/or Site Plan Review applications and fees, and all requirements in effect at the time of STRP Zoning Permit application submittal shall apply.
5. The owners of all registered STRPs must renew the Zoning Permit for the STRP use by December 31st of each year or their existing Zoning Permit will expire. The Zoning Permit for the STRP use will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director.

Table 6.8.2, Permitting Process for STRPs [1] [4]

| | Limited Home Rental (LHR) [1] | Extended Home Rental (EHR) [2] | Commercial Guest House (CGH) [1][2] |
|--|--|--|-------------------------------------|
| Applicable Zoning Districts | RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, MHS, and UR (including Goat Island) | AG-8 [3], AGR [3], S-3, R-4, and MHS (including Goat Island) | RO, GO, NC, RC, and CC |
| Owner-Occupancy Requirements | Must comply with the Owner-Occupied Short-Term Rental Property definition contained in this Ordinance. | None | None |
| Maximum Number of Days STRPs May be Rented (note: days apply per Lot and not per Dwelling) | 72 days in the aggregate per calendar year | 144 days in the aggregate per calendar year | No Limit |
| Zoning Review Type | STRP, Administrative Site Plan Review | STRP, Limited Site Plan Review, and Special Exception | STRP, Full Site Plan Review [2] |

Table Notes:

1. The following shall apply to all STRP types:
 - a. A STRP Zoning Permit is required and the STRP Zoning Permit Number for the current year must be visible on all advertisements. Zoning Permits must be renewed annually pursuant to this Article.
 - b. A Business License is required and the Business License Number for the current year must be visible on all advertisements. Business Licenses must be renewed annually.

- c. Building safety inspection or Building Permit may be required, as determined by the Charleston County Building Inspection Services Department.
2. If a proposed STRP is located in an Office or Commercial Zoning District and contains a Residential use, STRP, Limited Site Plan Review shall apply instead of STRP, Full Site Plan Review.
3. EHRs shall be allowed in the AGR and AG-8 Zoning Districts subject to Special Exception approval if they are Bona Fide Agricultural Uses and the owner of record: (1) has designated the subject property as his/her legal voting address; or (2) has designated the subject property as the address on his/her driver's license or other government issued identification.
4. See Art. 5.16, Natural Resource Management Special Purpose Zoning District, for short-term rental uses on Dewees Island.