

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED, TO ADD NOTICE REQUIREMENTS FOR THE ISSUANCE OF SHORT-TERM RENTAL PROPERTY ANNUAL RENEWAL AND LIMITED HOME RENTAL (LHR) SHORT-TERM RENTAL PROPERTY ZONING PERMITS AT THE FOLLOWING DOCUMENT LOCATIONS: CHAPTER 3, DEVELOPMENT REVIEW PROCEDURES; 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 3, Development Review Procedures, 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 amendment 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 amendment 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 amendment meets 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. AMENDMENT 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 28th day of April 2026.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
Joseph A. Boykin
Chairman of Charleston County Council

ATTEST:

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

First Reading: March 24, 2026
Second Reading: April 14 2026
Third Reading: April 28, 2026

EXHIBIT “A”

CHAPTER 6 | USE REGULATIONS

ARTICLE 6.8 SHORT-TERM RENTALS

Sec. 6.8.2 Permitting Processes

E. Annual Zoning Permit Renewal.

6. The Zoning and Planning Director shall send digital notification to both Parties in Interest and Community Interest Notice lists within 15 calendar days of the issuance of STRP Zoning Permit renewals.

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

	Limited Home Rental (LHR) [1] [5]	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	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:

- The following shall apply to all STRP types:
 - 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.
 - 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.
 - Building safety inspection or Building Permit may be required, as determined by the Charleston County Building Inspection Services Department.
- 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.
- 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.
- See Art.5.16, Natural Resource Management Special Purpose Zoning District, for short-term rental uses on Dewees Island.
- The Zoning and Planning Director shall send digital notification to both Parties in Interest and Community Interest Notice lists within 15 calendar days of the issuance of LHR STRP Zoning Permits.

CHAPTER 3 | DEVELOPMENT REVIEW PROCEDURES

Sec. 3.1.6 Notices

Table 3.1.6, Notices									
Procedure	Review [R], Decision-Making [DM] And Appeal [A] Bodies					Notices See Sec. 3.1.6			
	Staff	PC	CC	HPC	BZA	News	Post	Neighbor	Parties in Interest & Community Interest
Comprehensive Plan Amendments	R	R	DM			✓			✓
Ordinance Text Amendments	R	R	DM			✓			✓
Zoning Map Amendments	R	R	DM			✓	✓	✓	✓
Development (PD) Zoning Map Amendment	R	R	DM			✓	✓	✓	✓
Special Exceptions	R				DM	✓	✓	✓	✓
Site Plan Review	DM				A				
Variances	R				DM	✓	✓	✓	✓
Written Interpretations	DM				A				
Public Project Review	R	DM				✓			✓
Subdivision Plat Applications	R	DM							
Zoning Permit	DM								
Short-Term Rental Property (STRP) Zoning Permits [1]	DM								✓
Appeals of Zoning-Related Administrative Decisions					DM	✓	✓	✓	✓
Subdivision-Related Administrative Decisions		DM				✓			✓

Notes:

In cases where no Appeal Body is shown or where the County Council is shown as final Decision-Making Body, appeals shall be taken to the Circuit Court of Charleston County, as provided by law.

R = Review Body [Responsible for Review and Recommendation]

DM = Decision-Making Body [Responsible for Final Decision to Approve or Deny]

A = Authority to hear and decide appeals of Decision-Making Body's action

Neighbor and Community Interest notice is a courtesy notice; failure to provide will not invalidate any action taken.

1. Notice shall be provided in accordance with ZLDR Sec. 6.8.2.E, Annual Zoning Permit Renewal, and Table 6.8.2, Permitting Process for STRPs.