

Why do we regulate accommodations uses?

The City places a high value on the preservation of the character of its residential neighborhoods.

The City wants to:

- Avoid or minimize to the greatest extent possible, potential negative impacts affecting residential neighborhoods
- Revitalize and maintain vibrant commercial areas
- Preserve Charleston and its uniqueness, specifically its cultural and architectural heritage
- Manage tourism for the benefit of residents, industry and tourists
- Encourage economic diversity
- Preserve the quality of residential neighborhoods

What else should I know?

The [City of Charleston Zoning Ordinance](#) is available at www.municode.com.

Bed & Breakfast Applications and rules can be found at www.charleston-sc.gov



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City of Charleston

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Visitor

Accommodations

Fact Sheet



Planning, Preservation & Sustainability

Introduction

Charleston is a world class tourist destination. Visitors to the City are drawn by the charm and beauty the City's historic preservation initiatives protect. The City has taken additional steps to manage the impacts of tourism in our city to preserve the quality of life the residents and visitors have come to enjoy. These include restrictions on the location, type and size of visitor accommodations uses. This fact sheet summarizes these restrictions. The regulations can be found in the [City of Charleston Zoning Ordinance](#).



Accommodations Uses



What Are They?

Commercial uses to provide living or sleeping units where the intended and /or usual occupancy does not exceed twenty-nine(29) consecutive days. (Definition in [City of Charleston Zoning Ordinance](#) Section 54-120).



Accommodation Uses include, but are not limited to the following uses:

- Hotels
- Motels
- Bed & Breakfasts
- Inns
- Hostels
- Residence Clubs
- Vacation Time-Sharing Plan Units
- Vacation Time-Sharing Lease Plans
- Rooming and Boarding Houses

Rules

With the exception of B&B's which have separate rules, new accommodations uses are restricted to the City's Accommodations Overlay Zone. Within this overlay zone the Board of Zoning Appeals must approve a special exception zoning permit for all accommodations uses after review of the following (Section 54-220):

- Will the proposed use have an adverse affect on the existing housing stock?
- Is the proposed use in character with the immediate neighborhood?
- Will the proposed facility significantly increase traffic within residential neighborhoods?
- Will the location and design of the proposed use facilitate pedestrian activity and encourage transit system usage within the peninsula?