



City of Charleston

Short Term Rental Task Force

August 22, 2017

Agenda

- Comment from the Public on Short-Term Rental
- Discussion and work time regarding eligibility of properties for Short-Term Rental

Geography

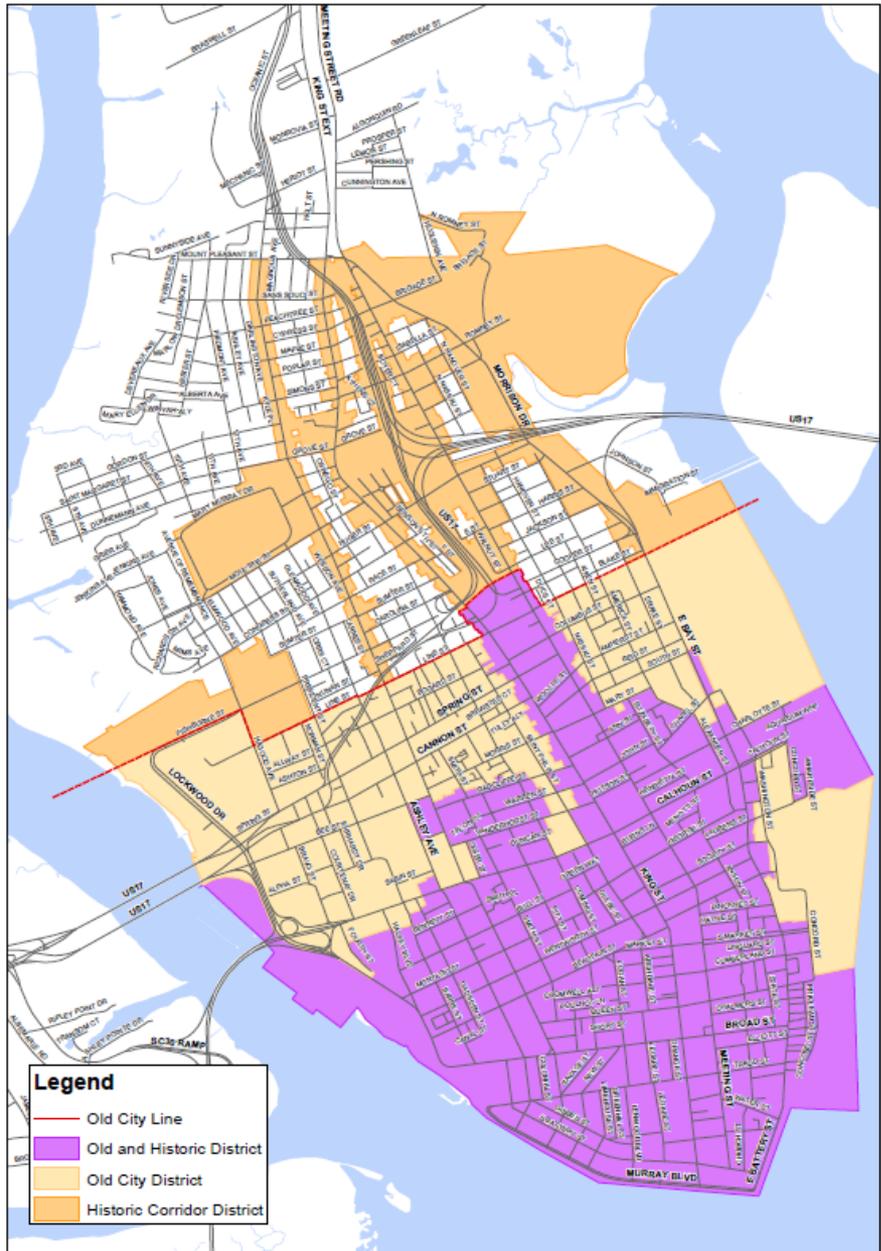
- Should the proposed STR recommendations apply to the Whole City?
 - A. Yes
 - B. No

Reference Point:

In New Orleans, all STR types are prohibited in the French Quarter with the exception of commercial STRs around Bourbon St.

Geography

- What areas of the city should be regulated differently?
- How should those areas be regulated differently?
 1. STRs should not be permitted at all.
 2. STRs are allowed but additional restrictions apply.

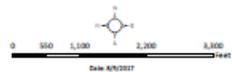


Legend

- Old City Line
- Old and Historic District
- Old City District
- Historic Corridor District

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New Orleans Example

- VC zoning districts correspond to the French Quarter
- P = STR use permitted in zoning district

Zoning District Designation	Accessory STR	Temporary STR	Commercial STR
R-RE	P		
M-MU	P		P
VCR-1			
VCR-2			
HMR-1	P	P	
HMR-2	P	P	
HMR-3	P	P	
VCC-1			
VCC-2			
VCE			P
VCE-1			
VCS			
VCS-1			
VCP			
HMC-1	P	P	P
HMC-2	P	P	P
HM-MU	P	P	P

Reference point from Savannah:

“In the 1-R, 2-R and 3-R zoning districts of the Victorian District, approval by the Zoning Board of Appeals is required since these districts are predominantly residential in nature.”

Unhosted Nights

- Should a property be allowed to be rented short-term if the Owner is not physically present?
 - A. Yes, with conditions.
 - B. No.
- If A, what type of conditions should be applied?

Reference Point

Conditional Use – Requires the approval of the Zoning Administrator, like current B and B's

Special Exception Use – Requires the approval of the Board of Zoning Appeals, like current accommodations uses.

Unhosted Conditions

Possible conditions:

- Should a Resident Manager be required on-site if an owner is not present?
 - A. Yes
 - B. No

- If no, a Resident Manager is not required, should a legally-liable Designated Agent be required if the Owner is not present?
 1. Yes
 2. No

Unhosted Conditions

- Should there be a limit on the number of Unhosted Nights allowed?
 - A. Yes
 - B. No
- Decision: How many Hosted Nights should be allowed as a maximum?
 1. <30 spread through the year [A month of unhosted nights]
 2. <70 spread through the year [Maximum for the 4% rate]
 3. <182 spread through the year [Less than 50% of a year]

Unhosted Conditions

- Should conditions prevent the displacement of long-term rental space?
 - A. Yes
 - B. No

Limits on Hosted Nights

- Should there be a limit on the number of Hosted Nights allowed?
 - A. Yes
 - B. No
 - If no, how many Hosted Nights should be allowed as a maximum?
 1. 70 spread throughout the year
 2. 182 spread throughout the year
 3. 275 spread throughout the year

Limits on Hosted Nights

- Which buildings on a parcel should be allowed to be rented as STR's? (Total number of units allowed for rental will be addressed later)
 - A. Only parts of the Dwelling Unit that the primary Resident lives in.
 - B. Part or all of any Dwelling Unit on the Property
 - C. Part or all of any Dwelling Unit or accessory structure on the property

Possible Dates for Upcoming Meetings

- August 29th, 6pm (previously scheduled as public listening session)
- September 13th
- September 21st