

**Town of McClellanville Zoning and Land Development Ordinance**  
**Adopted September 13, 2004**

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- ingress and egress from roads and shall be channeled to prevent unrestricted access to and from the premises.
- c. All entrances and exits to the site and roads serving it shall be clearly delineated.
- d. No more than two (2) signs consistent with the provision in [Article IX](#) of this Ordinance shall be permitted.
- (c) Temporary Events. Temporary activities for compensation may be permitted upon application to the Zoning Administrator upon finding that the activity or event is clearly incidental and subordinate to the permitted principal use of the property.
- (1) Such permit may impose conditions regarding the hours of operation, volume of amplified music, type and intensity of outdoor lighting, and similar matters affecting the health, safety and welfare of the public, provided such conditions are necessary to alleviate any adverse impact of the activity or event upon neighboring roads and properties.
- (2) Temporary permits shall be applied for a minimum of ten (10) days in advance of the event or function.
- (3) A separate permit shall be obtained for each event.

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**Section 3.5**                      **Supplemental Standards**

[Top](#)      [Table of Contents](#)

In addition to meeting all regulations of the zoning district in which a use or structure is established, the following uses must meet the applicable conditions listed below.

**§3.5.1              Home Occupations**

[Top](#)      [Table of Contents](#)

In any dwelling unit in a district where home occupations are permitted,

- (a) All home occupations shall collectively not occupy more than one-third (1/3) of the gross floor area of such dwelling unit.
- (b) Home occupations shall be conducted entirely within the principal residence on the premises.
- (c) There shall be no exterior evidence of any home occupation, other than one sign as permitted in [Article IX](#).
- (d) No article, product or service sold in connection with such activity shall be other than those produced on the premises.
- (e) A permitted home occupation shall not impact the local community and neighborhood conditions such as, but not limited to, increases in noise or traffic.
- (f) No mechanical equipment shall be used in connection with such activity other than such equipment as is customary of domestic or household purposes.
- (g) Only occupants of the principal residence, or members of the immediate family, are permitted to be engaged or employed to assist in the operation of a home occupation.
- ~~(h) In addition to other uses deemed unacceptable, the following uses shall not be~~

**Town of McClellanville Zoning and Land Development Ordinance**  
**Adopted September 13, 2004**

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considered home occupations: Animal hospitals, kennels or stables, barber shops and beauty parlors, dancing schools, funeral homes, medical or dental offices or clinics or hospitals, nursery schools, restaurants, tourist homes.

- (i) Prior to the establishment of any home occupation, an application therefore shall be made. The Zoning Administrator, upon verification that the requirements herein have been satisfied, may issue a zoning permit for a customary home occupation.

**§3.5.2 Bed and Breakfast Establishments**

[Top](#)   [Table of Contents](#)

Where “bed and breakfast” establishments are allowed, such shall comply with the standards for home occupations in addition to the following standards:

- (a) **Bed and Breakfast Home:** In any district where “Bed and Breakfast Homes” are listed as a conditional use, such shall comply with the following standards:
- (1) No exterior alteration, other than those necessary to assure safety of the structure, shall be made to any building for the purpose of operating a Bed and Breakfast in a residence.
  - (2) The owner of the premises shall reside on the premises and manage the establishment.
  - ~~(2)~~(3) The owner’s private residential quarters and common areas must constitute at least 50% of the floor area of the premises. No less than 50% of the floor area dedicated for guest rooms shall be reserved as the owner’s residential quarters
  - ~~(3)~~(4) Other occupants of the ~~principle~~principal residence, or members of the owner’s immediate family, may be engaged or employed to assist in the operation of a ~~home occupation~~bed and breakfast home.
  - ~~(4)~~(5) The resident owner shall comply with all business license and revenue collection ordinances of the Town of McClellanville, Charleston County and the State of South Carolina.
  - (6) The resident owner shall keep a current guest register, including names, addresses and dates of occupancy of all guests.
  - ~~(5)~~(7) Parking spaces shall be provided in accord with §8.3 of this ordinance.
  - ~~(6)~~(8) The establishment shall not contain restaurant facilities, ~~but or provide~~ may provide food service other than breakfast and snacks for registered overnight guests only; and
  - (9) The written lease agreement for such rentals includes notice that properties are subject to the limitation of noise levels established in Section 3.6.2(b) for residential uses and notice of noise levels shall be posted on the premises.
- (b) **Bed and Breakfast Inn:** In any district where Bed and Breakfast Inns are listed as a conditional use, such shall comply with the following standards:
- (1) All Bed and Breakfast Inns shall be located on a lot with frontage and direct access to a public road.
  - (2) Entrances and exits from to/from the establishment shall be clearly

**Town of McClellanville Zoning and Land Development Ordinance**  
**Adopted September 13, 2004**

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delineated and provide safe egress for unrestricted access to and from the premises.

- (3) An owner, or manager with decision making authority, shall reside on the premises and provide full-time management of the establishment when occupied.
- (4) Name(s) of the owner(s)/manager(s)/caretakers shall be kept on file with the Town and updated or verified with issuance/renewal of the business license.
- (5) The establishment's owner shall comply with all business license and revenue collection ordinances of the Town of McClellanville, Charleston County and the State of South Carolina.
- (6) Parking spaces shall be provided in accord with §8.3 of this ordinance.
- (7) Weddings, receptions, private parties, meetings and other similar activities may be held with the maximum number of attendees based on the maximum sleeping capacity of the inn. Hosting of these gatherings where attendees exceeding the maximum capacity may be held up to ten (10) times per calendar year subject to the Town's standards for Temporary Events in Section 3.4.5(c); and.
- (8) The written lease agreement for such rentals includes notice that properties are subject to the limitation of noise levels established in Section 3.6.2(b) for residential uses and notice of noise levels shall be posted on the premises; and
- (9) The establishment shall not contain restaurant facilities but may or provide food service other than breakfast and snacks for registered overnight guests and on-premises events only.

(c) **Bed and Breakfast Permitting:**

- (1) Bed and Breakfast business licenses may be revoked for failure to comply with conditions listed in (a) or (b) above, including failure to maintain trash service and/or required parking.
- (2) Bed and Breakfast establishment business licenses are subject to annual renewals, terminate upon transfer of property, and are non-transferable.
- (3) Business licenses for Bed and Breakfast establishments issued annually shall be limited to no more than 5% of housing units within the Town as reported by the most recent census data, excluding those located within a subdivision or development subject to private covenants and restrictions on commercial use of properties.

**§3.5.3      Vacation (Short-term) Rentals**

- (a) No attached or detached residential dwelling unit in the Town of McClellanville may be rented, leased, or assigned for tenancies or made available for use, occupancy, possession, sleeping accommodations, or lodging for one or more persons in return for valuable consideration for any period of more than two (2) nights and less than twenty eight (28)thirty (30) consecutive days, for a cumulative total of no more than two (2) weeks in a calendar year, unless it is demonstrated that:

**Town of McClellanville Zoning and Land Development Ordinance**  
**Adopted September 13, 2004**

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- (1) The applicant or agent has provided evidence of ownership or authorization to apply for and obtain a "vacation rental business license", accompanied by a federal employer tax filing number, and contact information for a designated 24-hour property manager who shall physically respond within 60 minutes if notified by the Town of an emergency and/or need by the Town for access to the property to address complaints regarding conduct of occupants renting the property; and
- (2) The establishment's owner complies with all business license and revenue collection ordinances of the Town of McClellanville, Charleston County and the State of South Carolina; and
- ~~(2)~~(3) The owner or agent has provided evidence that it will ensure compliance with the terms of the current Town of McClellanville trash removal contract for excessive garbage and its containment; and
- ~~(3)~~(4) The occupancy shall conform to the occupancy limits of the town and adopted fire and building codes and in all cases shall house no more than two (2) occupants per bedroom ~~120 square feet of shared bedroom area, plus one (1) additional occupant for each additional sixty (60) square feet of bedroom area in those shared by more than two occupants,~~ not to exceed twelve (12) occupants in any dwelling; and
- (5) Documentation of septic capacity (i.e. number of bedrooms the property's system is designed to serve) is provided with application for Town approvals of the use; and
- (6) The owner has provided off-street parking for all vehicles, watercraft and trailers; and
- (7) The written lease agreement for such rentals shall include notice that occupants of a vacation rental may not host events for attendance by more than twice the occupancy limit of any rental property per subsection (a)(4) above including overnight guests and visitors, without obtaining a temporary event permit per Section §3.4.5(c); and
- ~~(4)~~(8) The written lease agreement for such rentals includes notice that properties are subject to the limitation of noise levels established in Section 3.6.2(b) for residential uses and notice of noise levels shall be posted on the premises; and
- ~~(5)~~(9) The written lease used for such rentals includes an agreement between renters and the owner that these terms shall be complied with.

**(b) Vacation Rental Permitting:**

- (1) Vacation Rentals may be approved for establishment and a business license only when listed as a conditional use within the zoning district applicable to the subject property.
- (2) Vacation Rental zoning permits and business licenses shall be approved for properties in the Town's Residential (R) zoning district only when the owner resides on the property.
- ~~(1)~~(3) Vacation Rental business licenses may be revoked for failure to comply with these conditions, including failure to maintain trash service and/or required parking.

**Town of McClellanville Zoning and Land Development Ordinance**  
**Adopted September 13, 2004**

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- (4) Vacation rental business licenses are subject to annual renewals, terminate upon transfer of property, and are non-transferable.
- (5) Vacation rental zoning approvals issued annually shall be limited to no more than 5% of housing units within the Town as reported by the most recent census data, excluding those located within a subdivision or development subject to private covenants and restrictions on commercial use of properties.
- (6) Vacation rentals with valid business licenses at the time of this amendment (2025) shall be permitted to operate until the business license expires without renewal or upon transfer of the property.

~~(d) Vacation rental business licenses terminate upon loss of 4% property tax assessment status and are non-transferable. (ASSUMING WE CONSIDER ONLY OWNER OCCUPIED)~~

**§3.5.5 Storage of Vehicles ~~and~~ Recreational and Commercial Equipment**

- (a) All inoperable vehicles, including those without a current registration, excluding watercraft, shall be stored in enclosed garages, accessory buildings, and rear or side yards of the property on which they are stored.
  - (b) All inoperable vehicles, excluding watercraft, parked outside an enclosed structure for a period greater than one (1) week shall not be visible from public ways.
  - (c) No more than one (1) inoperable vehicle may be concurrently parked on a residential lot.
  - (d) No recreational equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use; provided however that recreational vehicles may be used for living, sleeping, or housekeeping purposes on a temporary basis by the owner of a lot in conjunction with construction or major repair of a residence on the same property as permitted in §3.4.5 above.
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