Chapter 4: Land Use: Primary Uses

4.3 TABLE OF PRIMARY USES

4.3.2 TABLE OF PRIMARY USES

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE TYPE</th>
<th>BUSINESS</th>
<th>USE-SPECIFIC STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residental</td>
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<td>SF-2</td>
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Public and commercial

Visitor accommodation

<table>
<thead>
<tr>
<th>Bed and breakfast</th>
<th>SF-2</th>
<th>SF-3</th>
<th>SF-4</th>
<th>SF-5</th>
<th>SFA</th>
<th>MFR</th>
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<th>IG</th>
<th>IH</th>
<th>4.3.3.19(A)</th>
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<tbody>
<tr>
<td>Campground</td>
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<td>4.3.3.19(B)</td>
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<tr>
<td>Hotel or motel</td>
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</tr>
<tr>
<td>Short-term rentals as a primary use</td>
<td>C</td>
<td>C</td>
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<td>4.3.3.19(D)</td>
<td></td>
</tr>
</tbody>
</table>

4.3.3 USE-SPECIFIC STANDARDS

4.3.3.1 GENERALLY

4.3.3.3.19 Visitor Accommodations

D. Short-term rental

1. Short-term rentals as a primary use must follow the processes and meet the standards set forth in the City Code of Ordinances for the use.

APPENDIX 4-A

DESCRIPTIONS OF PRIMARY USES

PUBLIC/COMMERCIAL USES

<table>
<thead>
<tr>
<th>Visitor Accommodations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Characteristics</td>
</tr>
<tr>
<td>Uses that involve the short-term rental of overnight accommodations.</td>
</tr>
<tr>
<td>Use types: examples and definitions</td>
</tr>
<tr>
<td>Campground: An outdoor facility designed for overnight accommodation of persons in tents, rustic cabins, and shelters for recreation, education, naturalist, or vacation purposes and not for transitory housing purposes.</td>
</tr>
<tr>
<td>Bed and breakfast: A private residence, generally a single-family residence, engaged in the regular business of renting one or more dwelling rooms on a daily basis to tourists, vacationers, and business people. Individual rooms may be rented to different parties. This is a permanent, primary use that is advertised and acknowledged as a tourist destination.</td>
</tr>
<tr>
<td>Hotel or motel: A hotel or motel means a commercial building or a group of buildings in which guests rent a bedroom or a bedroom suite for temporary occupancy on an overnight basis. Hotels and motels are not intended to serve as a permanent residence.</td>
</tr>
<tr>
<td>Short-term rental as a primary use: When a non-owner-occupied, residentially-used property is rented in whole or in part for an overnight stay of less than 30 days at a time to one guest party.</td>
</tr>
</tbody>
</table>

Accessory uses
• **Campgrounds:** Office, retail, and other commercial uses commonly established in such facilities and related parking structures are allowed as accessory appurtenances.

• **Hotels and motels:** Restaurants of all types, and bars/nightclubs are allowed as part of a hotel or motel only if those uses are also allowed in the zoning district and their associated use-specific standards can be met. Hotels and motels are allowed to have conference rooms and business office spaces.

**Exceptions**

When an owner-occupied residentially-used property is rented in whole or in part for an overnight stay of less than 30 days at a time to one guest party, that is considered an accessory use; see Chapter 5: Land Use: Accessory and Temporary Uses.

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### Chapter 5: Land Use: Accessory and Temporary Uses

#### 5.3 ACCESSORY USES AND STRUCTURES

##### 5.3.4 TABLE OF ACCESSORY USES AND STRUCTURES

<table>
<thead>
<tr>
<th>ACCESSORY USE OR STRUCTURE</th>
<th>REQUIRED PRIMARY USE</th>
<th>HOW USE IS ALLOWED</th>
<th>USE-SPECIFIC STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory dwelling unit</td>
<td>Single-family detached</td>
<td>C</td>
<td>5.3.5.2(A)</td>
</tr>
<tr>
<td>Home-based business</td>
<td>Any household living use type</td>
<td>C</td>
<td>5.3.5.2(B)</td>
</tr>
<tr>
<td>In-home day cares</td>
<td>Single-family detached</td>
<td>C</td>
<td>5.3.5.2(C)</td>
</tr>
</tbody>
</table>
| Security or caretaker's quarters; sleeping and bathing quarters | • Multiple family residential  
• All elder care use types  
• Emergency response facilities  
• Self-storage facility  
• Campground  
• Cemetery/columbarium/mausoleum  
• Funeral home  
• All healthcare facilities  
• Religious institution  
• Hotel or motel  
• Airport/helicopter facilities  
• Passenger bus terminal  
• Truck stop  
• Extractive industry | C | 5.3.5.2(D) for security or caretaker’s quarters only |
| Owner/manager living unit  | • Any commercial use type | S | 5.3.5.2(D) |
| Short-term rental as an accessory use | • Any household living use type | C | 5.3.5.2(E) |

#### 5.3.5 STANDARDS

##### 5.3.5.2 USE-SPECIFIC STANDARDS FOR RESIDENTIAL ACCESSORY USES

**A. Accessory Dwelling Unit**

1. **Owner Must Reside In Principal Structure:** The property owner must live on the property. For the first five years that the accessory structure is created, the owner must live in the primary structure; after that, the owner may live in the accessory dwelling unit if preferred.

2. **Prohibited forms:** Mobile homes, manufactured homes, recreational vehicles, and travel trailers must not be used as accessory dwelling units.
3. **Limit on number:** There must be no more than one accessory dwelling unit on a lot in addition to the principal single-family detached dwelling.

4. **Off-street parking:** At least one off-street parking space must be provided for each bedroom located in an accessory dwelling unit.

5. **Density:** Accessory dwelling units will not count toward any applicable maximum residential density requirements.

6. **Resale:** Accessory dwelling units must not be sold apart from the principal dwelling unit upon the same lot where it is located.

7. **Rental:** Accessory dwelling units must not be leased or rented for tenancies of less than 30 days, nor leased to more than 11 different individuals in any calendar year.

   An exception exists if the property is approved as a short-term rental as an accessory use.

8. **Home-based businesses:** Offices for home-based businesses are allowed within an accessory dwelling unit. No other types or components of home-based businesses are allowed to take place within an accessory dwelling unit.

9. **Size:** Accessory dwelling units must be at least 480 square feet.

10. **Other standards:** An accessory dwelling unit must comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling is located.

**E. Short-term Rental as an Accessory Use**

1. Short-term rentals as an accessory use must follow the processes and meet the standards set forth in the City Code of Ordinances for the use.

### APPENDIX 5-A

**DESCRIPTIONS OF ACCESSORY USES AND STRUCTURES**

<table>
<thead>
<tr>
<th>Short-term rental as an accessory use</th>
</tr>
</thead>
<tbody>
<tr>
<td>When an owner-occupied, residentially-used property is rented in whole or in part for an overnight stay of less than 30 days at a time to one or more guest parties.</td>
</tr>
</tbody>
</table>

**Rock Hill Code of Ordinances**

**Chapter 11—Businesses**

**Article XI—Short-Term Rentals**

**Sec. 11-362- Purpose**

City Council finds that there is a growing national interest for short-term accommodations in traditional neighborhood settings. City Council finds that the provision of such accommodations can be beneficial to the public if potential negative impacts are managed.

When properly regulated, short-term rentals provide a means of assisting property owners with keeping properties in good order and repair, which in turn, assists in stabilizing home ownership, and maintaining property values in neighborhoods. Short-term rentals also serve to bolster the City’s sports tourism industry by providing alternatives to traditional hotels and motels for the traveling public.
City Council is mindful of the importance of maintaining the residential character of City neighborhoods. Absent appropriate controls on the manner of short-term rentals, neighborhoods stand to be harmed by undue commercialization and disruption to the primary and overarching purpose of a neighborhood being first and foremost a residential community, where people actually live, not a place of transient occupancy.

Sec. 10-363- Definitions

The following definitions are hereby added to apply specifically to this Article. Words not defined in this Article shall have the meaning set forth in this Chapter, in the Zoning Ordinance, or their ordinary accepted meaning such as the context implies.

**Article** means this Article 11 ordinance.

City means the City of Rock Hill, South Carolina.

Planning & Development Director means the director of the City’s Planning & Development Department.

Host means the person offering a residential living unit, or portion thereof, for short-term rental.

Short-term rental means the rental of a residentially-used property in whole or in part for an overnight stay of less than 30 days at a time to one guest party.

Short-term rental permit means a document issued by the Planning & Development Department to the host upon meeting the conditions set forth in section 11-363 herein. Such permit is required for lawful short-term rental of a residential living unit or portion thereof. This permit does not warrant the proper habitability, safety or condition of the residential living unit or portion thereof in any way.

Sec. 11-363- Short-term rental permit

The host of a short-term rental must apply for a short-term rental permit with the Planning & Development Director prior to offering a unit or portion thereof for rent for 30 days or less at a time. For each property being offered for short-term rent, the host must complete a short-term rental application certifying that the following operational requirements are met:

(b) If the host is not the owner of the property, that the property owner has permitted the short-term rental use.

(c) If the residence is located in a neighborhood that has a Home Owners Association, either the Association has approved the use or does not regulate it.

(d) That one additional parking space beyond what the Zoning Ordinance requires for a residential use has been provided on the property for the use of short-term rental guests. Exceptions exist for:

   i. Properties located within the Downtown Parking Management Area, in which case the host must arrange with the City to pay into that system for one parking space; and

   ii. Properties that have immediately adjacent on-street parking that has been formalized through striping.

(e) That the unit will not be marketed nor used as a destination location or a party house. This includes the marketing or use of the unit for “open invite” parties (which are open to anyone and are frequently advertised on social media), as well as for private parties including but not limited to weddings, bachelor/bachelorette parties, birthday parties, holiday parties, and parties for other special events.
(f) That rooms will not be rented to different guest groups at same time unless the host is present on the property during the rental.

(g) That if the property is not owner-occupied, either:

i. The property owner lives no more than 45 minutes outside of the City limits and is willing to take phone calls at all times if needed to address issues with the short-term rental use; or

ii. The host provides the name, mailing address, and telephone number of a designated responsible agent who lives within 45 minutes of the City limits, who is willing to take phone calls at all times if needed to address issues with the short-term rental use; and who is authorized to accept service of process on behalf of the owner of said unit.

(h) That the number of guests will be limited to two per bedroom, plus two.

(i) That the residence and yard will be maintained to Property Maintenance Code standards.

(j) That the property will not contain any sign advertising the short-term rental use.

(k) That the host will keep a current guest register including names, addresses, telephone numbers, and dates of occupancy of all guests.

(l) That the host will provide a rental packet containing applicable City rules and restrictions specified in the short-term rental permit application, as well as pertinent safety information and contact information to guests when they book the short-term rental, and shall prominently display the short-term rental permit, rules, safety and contact information within the short-term rental unit.

(m) That the host shall list the short-term rental permit number on all advertisements, listings with booking services, and marketing materials, including without limitation, AirBNB, VRBO/Homeaway, Flipkey, and any other online websites and listing or booking platforms or services.

(n) That the host shall comply with all business license and revenue collection laws of the City of Rock Hill, York County, and the State of South Carolina.

Upon the host certifying the above statements in the short-term rental application, the Planning & Development Director will issue a short-term rental permit. The permit shall be valid for one year from the date of issuance and shall be renewable annually unless revoked. The host must re-certify all of the above statements in a renewal application each year.

Sec. 11-367 Violations and Penalties

1. Violations. It shall be a violation of this Article for a host or his agent to:

(a) Advertise or operate a short-term rental unit without a short-term rental permit; or

(b) Violate any of the certified statements in the short-term rental application.

2. Penalties.

(a) Revocation. When the Planning & Development Director determines:
i. The short-term rental permit has been mistakenly or improperly issued or issued contrary to law; or

ii. A host has obtained a license through a fraud, misrepresentation, a false or misleading statement, evasion or suppression of a material fact in the license application; or

iii. The host has breached any condition upon which the license was issued, has violated any of the certified statements on the short-term rental permit application, or has failed to comply with the provisions of this article; or

iv. The host has been convicted of an offense under a law or ordinance regulating business or a crime involving violence or moral turpitude; or

v. The host has engaged in an unlawful activity or nuisance related to the short-term rental, as evidenced by three valid neighbor complaints or police calls per rolling 12 months, or one incident with widespread community impacts or substantial public safety concerns;

The Planning & Development Director shall give written notice to the host or designated responsible agent by personal service, certified mail, or the posting of the property that the short-term rental permit is revoked. The notice shall contain a brief statement of the reasons for the revocation.

The host or designated responsible agent will have 10 days from the date of the written notice to appeal the decision to the City Manager.

If the Planning & Development Director has reason to believe that the issue that led to the revocation of a short-term rental permit has been resolved, the Director may reinstate the short-term rental permit.

b) Refusal to issue permits.

i. The Planning & Development Director may refuse to issue a short-term rental permit to any host who has had a short-term rental permit revoked, even if for a different property than the one for which the short-term rental permit is being requested.

ii. The Planning & Development Director may refuse to issue a short-term rental permit to any host who has any outstanding violations related to a short-term rental use until those violations have been remedied.

Appeals related to the refusal of a short-term permit under this section follow the process set forth in the Zoning Ordinance, Chapter 2: Administration.

c) Criminal penalties. Whoever violates any provision of this article shall, upon a first offense, be subject to a fine of $500.00, or imprisoned not more than 30 days, or both. If, after any conviction for noncompliance with this article or any lawful order issued pursuant thereto, such person continues the noncompliance, then such person shall be liable for further prosecution, conviction, and punishment without any necessity of the code official to issue a new notice of violation or order, and until such noncompliance has been corrected.

3. Civil remedies. In addition to the remedies set out in section 11-367 (2), the city manager or any duly authorized agent of city may take such civil or equitable remedies in
any court having jurisdiction, against any person or property, to effect the provisions of this Code.
SHORT-TERM RENTAL PERMIT APPLICATION

Complete a separate application for each property that you would like to offer as a short-term rental.

PROPERTY INFORMATION

Street address of subject property: __________________________________________, Rock Hill, SC ___________

Tax parcel number of subject property: ____ ____ ____ - ____ ____ - ____ ____ - ____ ____ ____

Property restrictions
Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes ____ No ____

If yes, please describe the requirements: ____________________________________________________________

__________________________________________________________________________________________

HOST INFORMATION

HOST CONTACT INFORMATION

Host’s name: __________________________________________ Phone number: ______________________________

Mailing address: __________________________________________ Email address: ______________________________

HOST OWNERSHIP INFORMATION

Are you the owner of the subject property? ☐ Yes ☐ No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant)
__________________________________________________________________________________________

If you are not the owner of the subject property, the property owner must complete the information in the gray box.

Name of property owner: __________________________________________

If property owner is an organization/corporation, name of person authorized to represent its property interests:
__________________________________________________________________________________________

Phone number: ______________________________ Email address: ______________________________

I certify that the person listed in the person listed above has my permission to use the property as a short-term rental.

Signature: ______________________________ Date: ______________________________
HOST PRIMARY RESIDENCE INFORMATION

Do you live on the property as your primary residence?  □ Yes  □ No

If no, you must do one of the following:

1. Live within 45 miles of the City limits of Rock Hill and be willing to accept phone calls at all times of the day at the above phone number to address any issues with the short-term rental. OR

2. Provide the name, mailing address, and telephone number of a designated responsible agent who lives within 45 miles of the City limits, who is willing to take phone calls at all times if needed to address issues with the short-term rental use, and who is authorized to accept service of process on behalf of the owner of said unit.

Which one of the above do you agree to do?  □ #1  □ #2

If #2, your designated agent must complete the information in the gray box.

| Name of designated agent: | ______________________________________________________ |
| Home address:             | _____________________________________________________ |
| Phone number:             | _____________________________________________________ |
| Email address:            | _____________________________________________________ |

I am willing to take phone calls at all times of the day if needed to address issues with the short-term rental use, and I am willing to accept service of process on behalf of the host of the short-term rental.

Signature: _____________________________ Date: _____________________

PARKING PLAN

The host must provide one parking space for the use of short-term rental guests.

FOR PROPERTIES WITHIN THE DOWNTOWN PARKING MANAGEMENT AREA:

The host must arrange with the City to pay into the Downtown Parking Management System for one parking space. Please contact Demario Ervin, parking management supervisor, at (803) 325-2656 for more information.

FOR SINGLE-FAMILY RESIDENCES:

Some options for providing one dedicated parking space for the use of short-term rental guests at a single-family residence include the following. Please check which one you agree to use:

□ My guest will park in my driveway or on a parking pad area on my property, AND this will not cause anyone from my household to park on an adjacent street.

□ My property is adjacent to a street where formal, striped, on-street parking is provided.
☐ I have an agreement with a nearby property owner for my guests to park in his/her parking lot or driveway.

   Name of property owner: ________________________________
   Address of property: __________________________________
   Phone number: ________________________________________

☐ Other. Please describe: __________________________________________________________________________________
_______________________________________________________________________________________________________
_______________________________________________________________________________________________________
_______________________________________________________________________________________________________
_______________________________________________________________________________________________________

FOR MULTI-FAMILY RESIDENCES OUTSIDE OF THE DOWNTOWN PARKING MANAGEMENT SYSTEM AREA:

Some options for providing one dedicated parking space for the use of short-term rental guests at a multi-family residence include the following. Please check which one you agree to use.

☐ An apartment management company representative or my condominium association president has agreed to allow my guests to park in the parking lot of the apartment complex.

   Name of apartment management or condominium association representative: ________________________________
   Phone number: ________________________________________

☐ My apartment complex or condominium development is adjacent to a street where on-street parking is allowed.

☐ I have an agreement with a nearby property owner for my guests to park in his/her parking lot or driveway.

   Name of property owner: ________________________________
   Address of property: __________________________________
   Phone number: ________________________________________

☐ Other. Please describe: __________________________________________________________________________________
_______________________________________________________________________________________________________
_______________________________________________________________________________________________________
_______________________________________________________________________________________________________
_______________________________________________________________________________________________________
CERTIFICATIONS BY HOST

Initial by each of the following statements to certify that you will abide by the requirement at all times.

1. I will not offer my property for use as, nor allow it to be used as, a destination location or a party house.  
2. I will not rent rooms to different guest groups at the same time.  
3. I will not rent to more guests than two per bedroom, plus two.  
4. I will maintain the property (all structures, yard areas, etc.) in accordance with Property Maintenance Code standards.  
5. I will not post any sign on the property advertising the short-term rental use.  
6. I will keep a current guest register including the names, addresses, telephone numbers, and dates of occupancy of all guests.  
7. I will list the short-term rental permit number for this property on all advertisements, listings with booking services, and marketing materials, including without limitation, AirBNB, VRBO/Homeaway, Flipkey, and any other online websites and listing or booking platforms or services. My short-term rental permit number for this property is: ____________________________  
8. I will provide a rental packet containing the information on the following page, as well as pertinent safety information and contact information to guests when they book the short-term rental, and shall prominently display the short-term rental permit, rules, safety and contact information within the short-term rental unit.  
9. I will comply with all business license and revenue collection laws of the City of Rock Hill, York County, and the State of South Carolina.  
10. I will follow the parking plan submitted as part of this application.

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: ____________________________ Date: ________________
REQUIRED GUEST NOTICES

The following information must be included in all booking information, provided to guests upon booking, and conspicuously posted within the unit.

The City of Rock Hill regulates short-term rentals. In addition to any “house rules” created by the host, the following City regulations apply to guests:

1. The maximum number of guests is two per bedroom, plus two. This property has _____ bedrooms, so a maximum of _____ guests are allowed by the City. (Alternatively, host may list the number of guests he/she allows if the number is less.)

2. Guests may not have parties. This includes “open invite” parties (which are open to anyone and are frequently advertised on social media), as well as for private parties including but not limited to weddings, bachelor/bachelorette parties, birthday parties, holiday parties, and parties for other special events.

3. Guests must park only in areas that have been approved by the City. For this rental, the approved area is: (host to describe or attach a photograph or diagram)

4. Guests are subject to the City’s Noise Ordinance at all times. In residential areas, this means that noise must be kept to no more than 60 decibels at all property lines.

5. Guests must dispose of trash and recyclables as follows: (host to describe)

6. Guests may contact the host by (host to describe)

IN CASE OF EMERGENCY, CALL 911.

Address of property: ____________________________________________

Short-term rental permit number: _____________________________

Host’s name: ____________________________________________
### Examples of Where Residential Infill Might Be Located

<table>
<thead>
<tr>
<th>Location Description</th>
<th>Zoning Districts Present</th>
<th>Land Uses Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlotte Avenue near YMCA/Glencairn Gardens</td>
<td>- Multi-Family 15&lt;br&gt;- Neighborhood Office&lt;br&gt;- Single-Family 5</td>
<td>- Indoor recreation/community center&lt;br&gt;- Religious institution&lt;br&gt;- Single-family residential&lt;br&gt;- Multi-family residential&lt;br&gt;- Office&lt;br&gt;- Public park</td>
</tr>
<tr>
<td>Surrounding Winthrop University (such as parts of Oakland Avenue, Stewart Avenue, Park Avenue, and Ebenezer Avenue Extension)</td>
<td>- Multi-family 15&lt;br&gt;- Neighborhood Office&lt;br&gt;- Master Plan College-University Office and Institutional</td>
<td>- University campus&lt;br&gt;- Single-family residential&lt;br&gt;- Multi-family residential&lt;br&gt;- Offices&lt;br&gt;- Elementary school</td>
</tr>
<tr>
<td>Hampton Street/Johnston Street/Marion Street area</td>
<td>- Multi-family 15&lt;br&gt;- Single-family 5&lt;br&gt;- Neighborhood Office&lt;br&gt;- Downtown</td>
<td>- Single-family residential&lt;br&gt;- Multi-family residential&lt;br&gt;- Office</td>
</tr>
<tr>
<td>East Main/East Black/Flint Street Extension area</td>
<td>- Industry General&lt;br&gt;- General Commercial&lt;br&gt;- Single-Family 5</td>
<td>- Miscellaneous commercial and light industrial&lt;br&gt;- Single-family residential&lt;br&gt;- Multi-family residential</td>
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SHORT-TERM RENTAL WORKSHOP SUMMARY
11/13/19

Invitees:
- Owners of all hotels in Rock Hill
- York County tourism industry representatives
- Former complainants
- Home Owners Association and Council of Neighborhood representatives
- Apartment owners/managers where some renters are offering their units for short-term rentals
- General public

About 26 people attended, most of whom are hosts. Other represented groups included the tourism industry (2), residents who live near short-term rentals (2), residents generally interested in the subject (3), local real estate agents (2) and a local land use attorney (1).

Leah Youngblood, Planning & Zoning Manager, gave the presentation. (PowerPoint available at www.cityofrockhill.com/planinfo.) Afterwards, the discussion centered around the following topics. All comments were by current short-term rental hosts unless indicated otherwise.

Complaints
- Unfair to direct this to all the hosts when there were so few complaints, given the overall number of rental nights.
- Long-term rental properties appear to have a much higher percentage of complaints and code enforcement issues than short-term rentals.
- Not opposed to regulating “destination locations”/“party houses.”
- Some hosts have noise monitors on the property that will alert them if the guests get too loud.
- Could limit the number of guests.
- If on-street parking is allowed in a neighborhood, guests should be allowed to use it.
- In Eagles Landing, where a property owner had initially expressed concern about the short-term rental when it began, the host of units there stated that he has not heard any complaints and believes that the community supports the use now.
- Allow HOAs to address instead of the City. (A local attorney explained that most neighborhood covenants would need to be amended to address the topic, and that takes a majority of residents to agree, so that mechanism may not be an easy one to use for regulation.)
- City code enforcement staff is already stretched thin and do not need another issue to deal with.
- Consider requiring hosts to live within a 40-minute drive of Rock Hill or use a local property management company to address complaints. Limit outside investors.
- A resident of the Forest Drive area stated that when a home there had been used as a party house, cars were parked such that it was difficult to drive down the street, trash was everywhere, and noise and the general party atmosphere was a concern. She also said that it seems to make a difference whether the host lives on the property or not, and that the City should have a way to protect nearby residents.
A resident who lives next to a short-term rental that used to be a long-term rental spoke in favor of short-term rentals. She said that in her experience, the short-term rental guests are better behaved than long-term renters, and that it is difficult for a property owner to remove bad long-term tenants. She also noted that the improvements that the property owner made to the residence in order to offer it as a short-term rental were positive.

Guest characteristics
- People come for funerals, weddings, and work. Some come to check out the area before moving here permanently. Some come for youth sports events in the area.
- Guests choose short-term rentals instead of hotels because they like to stay in a neighborhood where they feel safe and comfortable.
- Most bring only one car.

AirBNB platform
- Income is based on the property being rented, so there is an incentive for hosts to keep guests happy and the property nicely maintained so they will receive good ratings.
- Guests have to provide identification and a reason for wanting to stay. They also have an incentive to behave well if they want to keep using the platform; if they have bad ratings, hosts will not want to rent to them.
- Hosts also have an incentive to not allow bad behavior because these are properties they want to rent again and again. Hosts can decline requests that do not feel right.
- “Superhosts” work hard for that classification.
- Hosts must pay higher insurance premiums than they would otherwise have.
- AirBNB has guidelines that advise hosts about how to minimize their impacts on neighborhoods.
- AirBNB does background checks on the hosts and guests.
- AirBNB allows hosts to set forth the maximum number of guests, and to say that you do or do not want to be a party destination.

Tourism
- Restricting short-term rentals is inconsistent with the City’s focus on sports tourism. People who want to stay in short-term rentals will not go to hotels—they will go to other nearby communities that allow short-term rentals.
- Investor-owned short-term rentals should be allowed throughout the community, not only in the Downtown zoning district.
- Hosts do all they can to support the community—provide the bus schedules, menus to local restaurants, etc.
- A short-term rental user stated that for trips her family goes on for youth sports events, they are able to take more family members because they can spend less on short-term rentals than they would on multiple hotel rooms. They can then use the savings to stay longer in the community, eat out, go shopping, or do other activities in the community. She also noted that her family finds short-term rentals to be safer than hotels with rooms at a comparable price range.
Some hosts started hosting because they recognized the numbers of people who would be coming to Rock Hill for sports events in the future, and wanted to help support that effort.

Short-term rentals and hotels are not competitors.

**Accommodations taxes**

- A representative of Visit York County stated that $1 million is being spent in York County on short-term rentals per year now, and that the City should try to collect local accommodations taxes from the hosts.
- Hosts indicated general support for having a business license and paying accommodations taxes.

**Property values**

- In some neighborhoods in Rock Hill, after one house or unit is spruced up to list for short-term rentals, other property owners (non-short-term rental hosts) have also improved their properties. Eagles Landing is an example of this.
- Short-term rentals may have a positive impact on property values. A real estate agent in the audience stated that it is a selling point to live next to a short-term rental and not a negative because people know that they property will be well-maintained. The host in Eagles Landing stated that values in the community have gone up 60 to 70% since he bought his units there.
- The City should encourage investors to come into the community to improve neighborhoods.
- Landlords for long-term tenants do not care about the condition of the property if rent is being paid. Short-term rentals must be kept up in order for the hosts to receive positive reviews.

**Staff’s initial, three-tier plan**

- No one would rent for just a couple of weeks per year. Too expensive to upfit home with keyfob, etc.
- Public hearing process makes it unfair if neighbors are overly sensitive.
- The City should look at how other communities regulate short-term rentals.

**Gentrification and affordable housing**

- The number of units being offered for short-term rentals is small, so gentrification is not occurring because of that much yet. Some of the hosts indicated an interest in partnering with the City on affordable housing initiatives.
- The long-term rental program of the City that inspects properties also will cause prices of housing to rise.

**Fraud**

- The City needs to have a plan to deal with fraud in short-term rentals that other communities have experienced.
_invitees:
- Current short-term rental hosts
- People who have expressed interest in hosting short-term rentals

About 23 people attended.

Leah Youngblood, Planning & Zoning Manager, gave the presentation. (PowerPoint available at [www.cityofrockhill.com/planinfo](http://www.cityofrockhill.com/planinfo).) She noted that based on the input received during last night’s workshop, staff was now proposing registration of short-term rentals with a process to allow City Council to consider revocation for bad actors. This would available in all zoning districts without a public hearing process.

Afterwards, the discussion centered around the following topics. All comments were by current short-term rental hosts unless indicated otherwise.

**Staff’s new proposal**
- Thank you for listening and responding to our concerns about the initial proposal. We think we will be able to agree to most of what you are proposing now.
- You might want to also restrict places from being rented out by the room for short-term rentals.

**Effect on property values**
- A real estate appraiser has indicated that short-term rentals have no impact on home values. They do not have to report them.

**Neighborhood impacts**
- AirBNB is starting a hotline for neighbors.