

CITY OF SIMPSONVILLE, SOUTH CAROLINA

TITLE: **ORDINANCE NO. TX-2025-02. AN ORDINANCE CONTAINING VARIOUS REFINEMENTS TO THE SIMPSONVILLE ZONING ORDINANCE.**

BASIS FOR THE ORDINANCE: TITLE 6, CHAPTER 29, SOUTH CAROLINA CODE OF LAWS

ENACTING CLAUSE: NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA

CITATION OF ORDINANCE REPEALED: None

PROVISION OF ORDINANCE: See provision of ordinance below.

SECTION NUMBERS: See below.

EFFECTIVE DATE OF ORDINANCE: Upon final approval by Council after second reading and signing by the Mayor.

NAME OF PERSON REQUESTING INTRODUCTION OF ORDINANCE: Simpsonville City Council

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:

NOTE: *Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged.*

SECTION 1. That the City of Simpsonville Zoning Ordinance is hereby amended as follows:

3.1 Uses by District

3.1.5 Table of Allowed Uses

	R-E	R-Lo	R-Mid	R-Hi	R-OI	B-L	B-G	B-U	B-I
Residential Uses and Accommodations									
<u>Short-term Rental</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	—	—	—	—

3.2 Conditional and Special Exception Use Standards

3.2.44 Short-term Rental

A. Standards

1. The rental of any property shall be in its entirety. It shall be prohibited to rent on a “per room” basis.
2. The rental within an apartment complex is strictly prohibited.
3. The number of adult guests (excluding minor children) at any short-term rental shall not exceed two adults per bedroom, plus 2 additional adults per dwelling. For the purposes herein, an adult is any person at least (21) twenty-one years in age.
4. While the property is being used as a short-term rental, the maximum number of motor vehicles that may be parked at the premises is one vehicle per bedroom or four vehicles total, whichever is less. Occupants shall only park on the driveway or on other delineated areas for parking along the side or rear of the home.
5. Any sign on the premises advertising a short-term rental is strictly prohibited.
6. The owner(s) and/or short-term rental agent shall list the short-term rental permit number, maximum number of adults, and maximum number of parking spaces on all advertisements, listings with booking services, and marking materials, including without limitation, Airbnb, VRBO/Homeaway, FlipKey, and any other online website and listing or booking platform or service.
7. The owner(s) and/or short-term rental agent shall keep a guest register including the name(s), address(es), telephone number(s), and date(s) of occupancy of the rental party for a period of two years for inspection and replication by the City of Simpsonville.
8. A short-term rental permit issued by the City of Simpsonville must be obtained for the property.
9. A copy of the short-term rental business license shall be posted in a conspicuous location in the unit and shall include the following information:
 - a. The name, address and phone number of the owner(s) and the short-term rental agent.
 - b. The short-term rental business license number.
 - c. The maximum number of adults allowed on the premises during the rental period.

- d. The maximum number of vehicles allowed at the premises during the rental period.
- e. The effective date and expiration date of the business license.

8.5 Defined Terms

Short-term Rental: An accommodation for transient guests where, in exchange for compensation, a residential dwelling unit, or any portion thereof, is provided for lodging for a period of less than 30 days.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Ashley Clark
City Clerk

Daniel Hughes
City Attorney

FIRST READING: September 9, 2025
SECOND READING: October 14, 2025