

PROCESS TO APPEAR BEFORE THE CHARLESTON BOARD OF ZONING APPEALS AND PLANNING

Use this packet to request development approval from the City when consideration by the Charleston Board of Zoning Appeals and Planning and/or approval from the Charleston City Council is required. This Application is available on the City's website at www.charlestonillinois.org.

Questions may be directed to the City of Charleston Building and Development Services at (217) 345-5650.

This Application Packet includes: 1.) Application to Appear Before the Charleston Board of Zoning Appeals and Planning; 2.) Required Exhibits specifically for Zoning Text and Zoning Map Amendments, Conditional Use Permits and Variances (see the Charleston City Code for specific Submission Requirements for all other Development Types); and 3.) Procedures for Zoning Text and Zoning Map Amendments, Conditional Use Permits and Variances (see the Charleston City Code for Procedures for all other Development Types).

PROCESS

Prior to submittal of an Application for Development Approval, please contact the City of Charleston Building and Development Services Department at (217) 345-5650 to determine whether or not a concept meeting or pre-application submittal meeting is required.

Submit a completed Application including all materials noted in the Application and required Fees. *Submittals will not be accepted and/or processed until all of the submittal requirements are met.* Once the completed Application is accepted, the City will assign a project manager and case number to the project.

The completed Application will be forwarded to City departments (e.g. planning, utilities, public works) for review and comment.

At the conclusion of the review, the project manager will transmit the City's technical review comments (if any) to the Primary Contact identified on the Application for Development Approval. Comments may necessitate revisions to plans prior to scheduling the project for a Charleston Board of Zoning Appeals and Planning meeting and/or City Council meeting.

The City's project manager will work with the Primary Contact to schedule a public hearing/meeting before the Charleston Board of Zoning Appeals and Planning (if required). *The Primary Contact will be notified of the hearing/meeting date.*

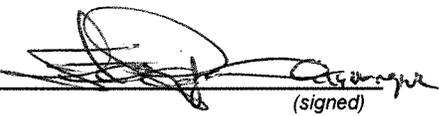
Please see the Procedures for 1.) Zoning Text and Zoning Map Amendments, 2.) Conditional Use Permits and 3.) Variances at the end of this application for specific steps and requirements concerning these three application types (please refer to the Charleston City Code for Procedures for all other Development Types).

City of Charleston

Section 1-2

APPLICATION TO APPEAR BEFORE THE CHARLESTON BOARD OF ZONING APPEALS AND PLANNING

1. APPLICANT INFORMATION:

APPLICANT: City of Charleston  DATE: 6/9/2025
(print name) (signed)

ADDRESS: 520 Jackson Avenue PHONE No.: 217-345-5650

CITY / STATE / ZIP: Charleston, IL 6192

2. TYPE OF APPLICATION:

(Check applicable box(es) and provide responses to corresponding exhibits attached herein. Please refer to the Charleston City Code for required information for sections that do not have specific exhibits included in this packet.)

Zoning Variance (exhibit 1)	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>
Conditional Use Permit (exhibit 2)	<input type="checkbox"/>	Major Subdivision	<input type="checkbox"/>
Zoning Map Amendment (exhibit 3)	<input type="checkbox"/>	Appeal of Code Official's Decision	<input type="checkbox"/>
Zoning Text Amendment (exhibit 3)	<input checked="" type="checkbox"/>		
Other (Please Describe):			

Brief Project Description: Amendments to Title 10, Chapter 5, Section 3 and
Short Term Rental Text Amendment Title 10, Chapter 7, Section 23 Zoning Classification: _____

3. REQUIRED DOCUMENTS (TO BE PROVIDED BY THE APPLICANT):

- A. Street Address of the Subject Property: NA
- B. Subject Property Legal Description (to be provided to the City in electronic format as a Microsoft Word Document / email the subject property's legal description to: cityplanner@co.coles.il.us)
- C. Letter of Intent (a one page description of the project and the why the request is necessary)
- D. Plans ("blueprints" or similar plan sheets showing as applicable: site plan, elevations, floor plan)
- E. Provide any additional information as required and detailed in the Charleston City Code or as requested by the Charleston Code Official

FOR OFFICE USE ONLY					
					Application Number: _____
Submitted Date:	Sent to Publish:	Published Date:	Hearing Date:	To Council Date:	Affected Zoning:

4. OWNER INFORMATION:

A. Do you own this property fee simple (if yes, check yes and skip to #5)?

YES: NO:

B. If the applicant is not the owner of this property please provide the following:

OWNER *: _____
(print name) *(signed)*

DATE: _____

ADDRESS: _____

PHONE No.: _____

CITY / STATE / ZIP: _____

C. If the property is owned by a land trust, who has beneficial interest in this property?

TRUST NAME *: _____

DATE: _____

ADDRESS: _____

PHONE No.: _____

CITY / STATE / ZIP: _____

TRUST'S REPRESENTATIVE: _____
(print name) *(signed)*

DATE: _____

TRUST'S REPRESENTATIVE: _____
(print name) *(signed)*

DATE: _____

TRUST'S REPRESENTATIVE: _____
(print name) *(signed)*

DATE: _____

** If Owner(s) is different than the Applicant, please attach a letter from the Owner(s) authorizing submittal of this Application to the Charleston Board of Zoning Appeals and Planning.*

5. APPLICANT'S REPRESENTATIVE:

If the applicant is planning to be represented by a third party for purposes of this application and to appear on behalf of the applicant at the Charleston Board of Zoning Appeals and Planning meetings, please provide the Representative's contact information below:

REPRESENTATIVE: Abigail Youngblood _____
(print name) *(signed)*

DATE: 6/9/2025

REPRESENTATIVE'S FIRM NAME (IF APPLICABLE) _____

ADDRESS: 520 Jackson Avenue _____

PHONE No.: 217-345-5650

CITY / STATE / ZIP: Charleston, IL 61920 _____

EXHIBIT 3 – Text and Zoning Map Amendments ***(Refer to 10-4-3 (B) of the Charleston City Code)***

Text And Zoning Map Amendments: All amendments to the text of this title and zoning map amendments follow the type 3 review process as described in subsection 10-4-1(C) of the City Code.

1. Purpose: The council may, from time to time, on its own motion or on petition, amend, supplement, or change, by ordinance, the zoning map or development regulations in this title to better provide for the public health, safety and welfare of the city.
2. Applicability: An owner of real property within the city, or that owner's authorized representative, may apply for a change in zoning district boundaries (rezoning) for that landowner's property, or an amendment to the text of this title. The board of zoning appeals and planning, city manager or the city council also may initiate such amendments.
3. Application and Procedures: The applicant shall file an application with the required information listed in the City Code.
4. Review Criteria: Changes to the text of this title or the zoning map shall not become effective until after review and study by the board of zoning appeals and planning and the city council who shall consider the following review criteria, as applicable, to determine whether the change should be approved:

These items (a-i) should be addressed in the application:

- a. The existing zoning was in error at the time of adoption; or

At the time of UDC adoption, Short-Term Rentals (STRs) were not applicable. As they have gained more popularity in the market, there is a need for regulation within the community.

- b. The proposed change is consistent with, and in furtherance of, the implementation of the goals and objectives of the comprehensive plan, other adopted plans, and the policies, intents and requirements of this title and other city regulations and guidelines; or

The goals of the City Comprehensive Plan include: 1.) Strive for a more diverse economic base and expand tourism as a contributor to the city's overall economy. 2.) Review and update the Unified Development Code (if applicable) to encourage economic development growth in harmony with the health, safety and welfare of the community. 3.) Maintain the Residential Transition Area in order to encourage a diverse and growing economy while maintaining the aesthetics of the community and protecting the value and integrity of existing neighborhoods. 4.) Evaluate and modify the City codes to reflect current housing patterns and conditions. Utilizing Short Term Rentals encourages the ability for more tourism and outside visitors. Allowing Short-Term Rentals (STRs) enhances Charleston's capacity to accommodate visitors beyond the current hotel infrastructure, thereby increasing tourism-related economic activity and supporting local businesses while maintaining neighborhood characteristics.



- c. There is a community need for and benefit from the proposed change; or

Yes, there is a community need and benefit for these proposed changes which are consistent with the furtherance of the city's public health, safety and welfare. By approving a Short-Term Rental (STR) ordinance, the City can provide visitors with more lodging options within Charleston.

d. The proposed change is consistent with the character of the affected area; or

By utilizing Conditional Use Permits, Short-Term Rentals (STRs) can be effectively regulated to ensure they preserve the character of existing neighborhoods while promoting tourism and economic growth. This approach provides a balanced framework that supports community interests while increasing visitor accommodations and local economic benefits.

e. The proposed zoning is compatible with the zoning and uses of property nearby; or

Yes, these changes would ensure the use of the Short Term Rentals are compatible with nearby properties and zoning districts. Requiring a conditional use permit for short-term rentals ensures that adjacent property owners have the opportunity to voice their support or concerns during a public hearing.

f. The existing zoning is suitable for the development of the uses authorized under the existing zoning classification, will be conducive to proper community planning, and is a logical extension of an existing urban area or growth center; and

Currently, Short-Term Rentals (STRs) are only permitted in C-2, C-3, and I-1 districts due to their transient populations. However, by implementing STRs in residential neighborhoods, the Board of Zoning Appeals and Planning, City Council, and staff can ensure proper planning procedures and building safety is met. This regulatory approach allows for case-by-case evaluations, ensuring that STRs align with community interests while maintaining neighborhood integrity.

g. Public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning; and

The proposed changes are consistent with local services and utilities.

h. Authorized uses will not adversely affect the capacity or safety of the street network in the vicinity of the property; and

Should not be an adverse effect to safety and the review of the Public Works Director should ensure the capacity and safety of the street network are not affected by these changes.

i. Potential environmental impacts (e.g., excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses will be mitigated.

There should be no additional environmental impacts with these proposed revisions.

5. Decision Makers:

a. Board Of Zoning Appeals And Planning:

- (1) The board of zoning appeals and planning shall hold a public hearing on each proposed amendment within thirty (30) days of the date of application.
- (2) When the board of zoning appeals and planning deems it necessary or expedient, the board may consider other property for a change or amendment of zoning district in addition to the property described in the application; provided, that such additional property is included in the hearing notices.
- (3) Within thirty (30) days of the conclusion of the public hearing, the board of zoning appeals and planning shall forward to the city council a summary of all evidence taken at the hearing, together with its recommendations for any change to zoning district boundaries and/or regulations. The board may recommend approval, denial, or conditional approval. The reasons for the recommendations shall be included. A copy of the recommendations shall be given to the applicant.

b. City Council:

- (1) Decision: The council shall consider the findings of fact and the recommendation of the board of zoning appeals and planning and the record of public input. Within thirty (30) days of conclusion of the council's initial consideration of the application, the council may, by simple majority vote, approve, deny or conditionally approve the recommendation of the board of zoning appeals and planning.
- (2) Amending Ordinance: If the council approves an application, it shall adopt an ordinance approving the change. The amending ordinance shall define the change or boundary as amended. The ordinance shall be filed with the city clerk and shall be recorded in the county recorder's office.
- (3) Protest: In case a written protest is filed with the city clerk, in conformance with 65 Illinois Compiled Statutes 5/11-13-14, a favorable vote of four-fifths ($\frac{4}{5}$) of the council membership shall be required to approve the amendment.



Date: June 9, 2025

Charleston Board of Zoning Appeals and Planning

Re: Letter of Intent Text Amendment to Title 10, Chapter 7, Section 23, – Short Term Rentals

The City of Charleston is submitting a text amendment to Title 10, Chapter 7 (Supplementary Conditions for Specific Uses), Section 23 (Short Term Rentals).

The proposed text amendment is consistent with the goals outlined in the City’s Comprehensive Plan:

1. Strive for a more diverse economic base and expand tourism as a contributor to the city’s overall economy.
2. Review and update the Unified Development Code (if applicable) to encourage economic development growth in harmony with the health, safety, and welfare of the community.
3. Maintain the Residential Transition Area in order to encourage a diverse and growing economy while maintaining the aesthetics of the community and protecting the value and integrity of existing neighborhoods.
4. Evaluate and modify the City codes to reflect current housing patterns and conditions.

The implementation of regulated Short Term Rentals (STRs) will allow Charleston to expand its capacity to accommodate visitors beyond the limitations of the existing hotel infrastructure while maintaining neighborhood integrity.

Below are the current zoning district charts for Residential and Commercial Zoning District’s.

TABLE 5-2: PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

Use	Specific Use	Zoning Districts								
		A	RE	R-1	R-2/R-2U	R-3/R-3U	R-4/R-4U	M	PUD	GOVT
Lodging	Bed and Breakfast home	P	P	C	C	C	C	-	C	-
Lodging [...]	Bed and Breakfast inn	P	C	C	C	C	C	-	C	-
Lodging [...]	Boarding/lodging home	-	-	-	C	P	P	-		-
	Short Term Rentals	P	P	C	C	C	C	C	C	!

TABLE 5-3: PRINCIPAL USES PERMITTED IN NONRESIDENTIAL DISTRICTS

Use	Specific Use	Zoning Districts							
		C-1	C-2	C-3	I-1	I-2	C/D	PUD	GOVT
Lodging	Hotels and motels	-	P	C	C	-	P	C	-
Utility	Bed and Breakfast inn	C	P	P	P	-	-	C	-
[...]	Short Term Rentals	C	C	C	!	!	!	C	!

Where a Conditional Use Permit is indicated, the owner or representative of the Short-Term Rental must present a petition to the Board of Zoning Appeals and Planning for the property to be utilized as a STR. This ensures community members can express concerns while enabling the BZAP the ability to maintain the character of residential neighborhoods.

As Charleston continues to grow economically, the demand for lodging continues to increase, especially during high-traffic events such as Eastern's move-in weekend, Homecoming, Family Weekend and Boys' and Girls' State Track meets. The addition of regulated STRs in Charleston will provide much-needed lodging options.

By expanding the availability of STRs through this proposed text amendment, the City continues to foster tourism and economic development while preserving the residential quality of neighborhoods.

CITY OF CHARLESTON

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, SECTION 3 (USE MATRICES AND INTERPRETATIONS) AND ESTABLISHING TITLE 10, CHAPTER 7, SECTION 23 OF THE CITY OF CHARLESTON CITY CODE TO ESTABLISH REGULATIONS GOVERNING SHORT-TERM RESIDENTIAL RENTALS

ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS
THIS ____ DAY OF _____, 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR
AND CITY COUNCIL OF THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS
AS PROVIDED BY LAW THIS ____ DAY OF _____, 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, SECTION 3 (USE MATRICES AND INTERPRETATIONS) AND ESTABLISHING TITLE 10, CHAPTER 7, SECTION 23 OF THE CITY OF CHARLESTON CITY CODE TO ESTABLISH REGULATIONS GOVERNING SHORT-TERM RESIDENTIAL RENTALS

WHEREAS, the City of Charleston (“City”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (“Code”); and

WHEREAS, the City has authority pursuant to the Illinois Municipal Code to enact zoning ordinances, rules, and regulations governing the use of property; and

WHEREAS, in 2024, the City researched and evaluated how short-term residential rentals affect the trend of development in the community and the health, safety and welfare of the residents and businesses in the City, and strategies for addressing such impacts; and

WHEREAS, the City has concluded its research and wishes to exercise its authority under the Code by adopting zoning regulations regarding short-term rentals; and

WHEREAS, notice having been published in the Journal Gazette / Times Courier on June 10, 2025, on June 26, 2025, the City of Charleston Board of Zoning, Appeals & Planning (the “Board”) conducted a public hearing and, following consideration of the evidence, testimony and public comment presented during the hearing, recommended approval of the proposed amendments to the City Code establishing regulations for short-term rentals; and

WHEREAS, the Mayor and City Council have considered the purpose for regulating short-term rentals and hereby adopt the findings of fact recommended by the Board of Zoning Appeals and Planning, all as more specifically described in the body of the new regulations set forth in this Ordinance; and

WHEREAS, the Mayor and City Council wish to amend the City of Charleston City Code in accordance with the Board’s findings and recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: RECITALS. The foregoing recitals are incorporated as though fully set forth herein.

SECTION TWO: SECTION AMENDED. The following changes are hereby made to Section 10-5-3(C) of the City Code (additions underlined):

TABLE 5-2: PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

Use	Specific Use	Zoning Districts								
		A	RE	R-1	R-2/R-2U	R-3/R-3U	R-4/R-4U	M	PUD	GOVT
[...]	[...]	-	-	-	-	-	-	-		
Other										
[...]	[...]	-	-	-	-	-	-	-		
Lodging	Bed and Breakfast home	P	P	C	C	C	C	-	C	-
	Bed and Breakfast inn	P	C	C	C	C	C	-	C	-
	Boarding/lodging home	-	-	-	C	P	P	-		-
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>-</u>
[...]	[...]	-	-	-	-	-	-	-		

SECTION THREE: SECTION AMENDED. The following changes are hereby made to Section 10-5-3(C) of the City Code (additions underlined):

TABLE 5-3: PRINCIPAL USES PERMITTED IN NONRESIDENTIAL DISTRICTS

Use	Specific Use	Zoning Districts							
		C-1	C-2	C-3	I-1	I-2	C/D	PUD	GOVT
[...]	[...]	-	-	-	-	-	-	-	-
Utility									
[...]	[...]	-	-	-	-	-	-	-	
Lodging	Hotels and motels	-	P	C	C	-	P	C	-
	Bed and Breakfast inn	C	P	P	P	-	-	C	-
	<u>Short-Term Rentals</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	=	<u>C</u>	=
[...]	[...]	-	-	-	-	-	-	-	

SECTION FOUR: NEW SECTION CREATED. The following new section of the City Code, Title 10, Chapter 7, and Section 23– is hereby created (additions underlined):

10-7-23: SHORT-TERM RESIDENTIAL RENTALS:

A. Scope

The purpose of this subsection is to establish standards for short-term rentals.

B. Applicability

This ordinance shall apply to all dwellings and rooms in residential and commercial zoning districts that may be rented or leased for no less than twenty-four (24) hours and no more than thirty (30) days. This ordinance does not apply to hotels, motels, or bed and breakfasts.

This ordinance shall apply to all short-term rentals regardless of whether a digital platform is used for booking or promotional purposes.

C. Purpose

This section is intended to permit (by conditional use permit) and regulate short-term rentals located in residential and commercial districts in order to protect the availability of owner-occupied and rental housing and uphold health and safety standards for both guests and residents.

D. Definitions

GUEST: A person or persons staying in a short-term rental guest room overnight excluding any portion of the short-term rental not designated as a guest room.

GUEST ROOM: A sleeping room intended to serve no more than two (2) transient guests per night, and no more than two (2) children aged twelve (12) years or younger.

LOCAL MANAGER: An authorized agent of the owner who is available to respond to complaints or other issues in a timely manner.

SHORT-TERM RENTAL: A structure, building, or dwelling, including, but not limited to, an apartment, house, cottage, condominium, or duplex where guest rooms are rented for no more than thirty (30) days. Short-term rentals include the rental of a single guest room in an owner-occupied dwelling.

OWNER: Any person, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having an ownership or leasehold interest in the short-term rental.

E. Standards

- a. Every short-term rental shall have a designated local manager.
- b. The owner or local manager shall be able to respond to complaints or other issues in a timely manner.

- c. The owner or local manager may not rent any portions of the short-term rental concurrently with different guests unless separate dwellings are registered.
- d. No owner or local manager shall erect any external signage for a short-term rental unless approved in accordance with City Code Section 10-10.
- e. All parking for short-term rentals shall be accommodated on site or in another approved location, and all parking, including overnight parking, shall comply with City Code Section 10-8-4.
- f. A conditional use permit is required to operate a short-term rental, and no such permit shall be issued unless the application is reviewed by the Board of Zoning Appeals and Planning pursuant to the procedure set forth in City Code Section 10-4-3(D) and approved by the city council.
- g. The use of any building as a short-term rental without an applicable conditional use permit is prohibited.
- h. An annual registration shall be required to operate and maintain a short-term rental within the city's jurisdiction.
- i. Applications for the annual registration shall be submitted to the City Clerk.
- j. Short-Term Rentals are subject to all applicable federal, state and local taxes including city hotel/motel taxes under Title 3, Chapter 1, and Article F of this Title.
- k. Compliance with applicable laws, codes, and ordinances. The applicant shall comply with all applicable laws, codes, and ordinances including but not limited to the following:
 - i. City Unified Development Code (Title 10 of this code).
 - ii. City Building Codes (Title 9, Chapters 1 and 2 of this code).
 - iii. City Property Maintenance Code (Title 9, Chapter 7 of this code).
 - iv. This code.
 - v. Illinois State Plumbing Code (Title 9, Chapter 4 of this code).
 - vi. All other applicable federal, state and local laws, codes, and standards. (Ord. 10-O-13, 4-20-2010)

F. Registration Term

- a. Registrations shall be issued for one year and shall expire at twelve o'clock (12:00) midnight December 31 of each year. There will be no annual registration fees.

b. Documents Required for Approval

- i. A statement of operating policies and methods including, but not limited to:
 1. The total number of guests at any one time.
 2. Period of operation.
 3. Platforms of advertisement.
 4. Number of parking spaces and location, including a plan of layout and location of all parking spaces.
 5. Name, address, and phone number of the owner(s) and local manager, if applicable, of the property.

c. Registration Renewal

- i. Updated contact information, if applicable.
- ii. A summary providing the number of nights the short-term rental was occupied and the total number of guests during the previous 12-month period, if requested.

d. Inspection Requirements

- i. Before an annual registration is issued, the Building Code Official and/or the Fire Department shall inspect the short-term rental for compliance with life safety standards and all applicable codes adopted by the City.
- ii. The Building Official and/or the Fire Department shall determine the maximum occupancy of the short-term rental.

G. Revocation of Registration and Reinstatement

- a. Any registration issued under the provisions of this chapter shall be subject to revocation upon conviction of any violation of this chapter. The registration shall be reinstated only by applying for a new registration under the terms of this chapter and compliance with applicable laws, ordinances, codes, and standards.

H. Prohibition.

- a. No short-term rental may be initiated, established, or maintained in the city except in a residential or commercial districts, in conformance with the regulations, administrative procedures, and standards set forth in this section for a short-term rental conditional use.

I. Violations and Penalties

- a. It shall be unlawful for the owner of any short-term rental to:
 - i. Exceed the scope of the registration or permit issued and any parameters of its issuance.
 - ii. Rent any portions of the short-term rental concurrently with separate guests.
 - iii. Rent any short-term rental for less than 24 hours or more than thirty (30) consecutive days to the same guests.
 - iv. Allow any outdoor activity on the property of the short-term rental between ten o'clock (10:00) PM and eight o'clock (8:00) AM.
 - v. Permit any criminal activity or public nuisance, including but not limited to excessive noise to take place on the property.
- b. Any person in violation of the terms of this chapter shall be guilty of a petty offense and, upon conviction thereof, shall be subject to a fine of not less than fifty dollars (\$50.00) nor more than seven hundred and fifty dollars (\$750.00) at the discretion of the court. Each day a violation occurs or continues is considered a separate offense.

SECTION FIVE: SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION SIX: CONFLICT. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SEVEN: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon passage, approval and publication in pamphlet form as provided by law and the provisions of the City Code amended herein shall be reprinted with the changes, provided however the obligation to obtain a registration for short-term rental properties shall not be effective until January 1, 2026.

APPROVED and ADOPTED by the Mayor and City Council of the City of Charleston this _____ day of _____, 2025 pursuant to roll call vote as follows:

INTRODUCED this _____ day of _____, 2025.

PASSED this _____ day of _____, 2025.

APPROVED this _____ day of _____, 2025.

	Aye	Nay	Abstain	Absent
Mayor:				
Brandon Combs				
City Council:				
Matt Hutti				
Jeff Lahr				
Dennis Malak				
Tim Newell				

Mayor

ATTEST:

City Clerk