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| STATE OF SOUTH CAROLINA | ) | AN ORDINANCE AMENDING       |
|                         | ) | THE TOWN OF PINE RIDGE      |
| COUNTY OF LEXINGTON     | ) | SUPPLEMENTAL REGULATIONS    |
|                         | ) | PART 6                      |
| TOWN OF PINE RIDGE      | ) | §300-54: SHORT TERM RENTALS |

**WHEREAS**, on April 9, 2024, the Pine Ridge Town Council awarded RFP24-02 to Benchmark Planning to assist the Town with a comprehensive update of the Town's Unified Development Ordinance (UDO) with inclusion and update of the existing Mobile Home Park Ordinance (MHPO); and

**WHEREAS**, the Pine Ridge Planning Commission, by a unanimous vote, recommended at its meeting held September 23, 2025, that the Town Council approve the proposed revisions to the Town of Pine Ridge Code of Laws, as indicated in the attached copy marked as Exhibit A; and

**WHEREAS**, the Town Council has determined that the revisions in the Code of Laws, Part 6 – Supplemental Regulations on Short Term Rentals, are appropriate and are in the interest of the public; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF PINE RIDGE, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

Section 1. Purpose

The Town of Pine Ridge Sign Ordinance has previously been codified into the Town's Code of Ordinances ("Code"). By and through the enactment of this Ordinance, Chapter 300, Part 6, §300-54 shall be repealed and replaced with a new Short Term Rental Ordinance attached as "Exhibit A".

Section 2. Amendment of the Town of Pine Ridge Code of Laws

The Town of Pine Ridge Code of Laws is hereby repealed and replaced to conform to the attached copy marked as "Exhibit A".

Section 3. Severability

If any part of this Ordinance or of the Ordinance amended and adopted is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

Section 4. Effective Date

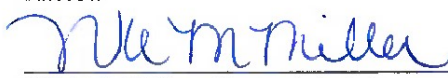
This Ordinance shall be effective upon its enactment by second reading by the Town Council for the Town of Pine Ridge.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF PINE RIDGE ON THIS 10<sup>TH</sup> DAY OF FEBRUARY, 2026.**

Public Hearing: January 13, 2026  
First Reading: January 13, 2026  
Second Reading: February 10, 2026

  
Daniel D. Davis, Mayor

Attest:

  
Viki M. Miller, Town Administrator

**Part 6-Supplemental Regulations, Conditional Uses, and Special Exceptions**

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**300- 54. Short Term Rentals**

Short-Term Rentals shall be allowed in any residential or commercial zoning district as a conditional use subject to the following conditions:

**A. Purpose**

The purpose of this section is to protect the quality of life, character of neighborhoods, and water quality. This section sets out standards for establishing and operating short-term rentals within the Town of Pine Ridge. These regulations are intended to provide for an efficient use of dwellings as a short-term rental by:

1. Providing for a permitting and inspection process to regulate short-term rentals.
2. Balancing the interest of properties that are frequently used in whole or in part by a short-term rental.
3. Allowing homeowners to continue to utilize their residences in the manner permitted by this Ordinance.
4. Providing alternative accommodation options for lodging in a residential unit.
5. Complementing the accommodation options in environments that are desirable and suitable as a means for growing tourism.

**B. Jurisdiction**

1. The regulations set forth herein shall apply to any property located within the Town of Pine Ridge.

**C. Application of Regulations**

1. Effective February 10, 2026, short-term rentals can be operated only in accordance with the applicable regulations contained herein. There shall be no nonconformity provisions for short-term rentals in operation prior to the effective date of these regulations.

**D. Zoning Permit**

1. It shall be the sole responsibility of the property owner or registered agent to establish and operate short-term rentals in accordance with the regulations set forth in this Section. The zoning permit shall be issued for each individual location on the basis of compliance with all applicable regulations on an annual basis. A fee established by the Town Council shall be applied for every permit and paid prior to

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the issuance of the permit. A new permit is required for any change of ownership, management, and / or parameters of previously approved short-term rentals.

**E. Business License**

1. The property owner and / or registered agent must obtain a business license from the Town of Pine Ridge prior to operating a short-term rental. The business license must be renewed each year, throughout the operation of the short-term rental.

**F. Adherence to Other Regulations**

1. The regulations contained herein are in addition to other applicable ordinances and requirements, such as, but not limited to the Lexington County Land Development Manual, SCDHEC regulations, and other regulations set forth within this Ordinance. Whenever the provisions of this Section impose regulations that are in conflict with those of other Town Ordinances or other governmental agencies, the more restrictive regulations shall apply.

**G. Operational Requirements**

1. The following regulations shall apply to all dwelling units used as a short-term rental within the jurisdiction set forth within this Section:
  - a. Determination of Short-Term Rental Offering: Any advertisement for a short-term rental by the property owner or responsible local representative is sufficient to determine that a dwelling unit is being offered as a short-term rental.
  - b. Safety and Compliance Inspection: Inspections to ensure safety and compliance with the regulations in this Section may be performed by the Town, if deemed necessary and within a 24-hour notice to the permit holder. An inspection checklist will be developed and amended, as necessary, by the Town.
  - c. Contact: The property owner and / or registered agent must be willing to take inquiries at all times to address issues with the short-term rental and / or the owner or agent must provide the contact information for a designated responsible local representative who is willing to receive inquiries and address issues with the short-term rental use, and who is authorized to accept service of process on behalf of the owner. Local representatives shall be in close proximity and be on-site within 45 minutes, if notified of any issues that need to be addressed.

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- d. **Permit Number in Advertisement:** Any advertisement for a short-term rental, to include online listings, must include the current short-term rental zoning permit number, as issued by the Town within the description of the advertisement.
- e. **Minimum Guest's Age:** The guests making the booking or reservation for a short-term rental shall be at least 25 years of age.
- f. **Minimum Stay Duration:** The short-term rental shall not be available for occupancy for a period of less than two (2) nights.
- g. **Parking Spaces Required:** Guests shall be advised of the parking plan and the maximum number of vehicles allowed. Over-night street parking is prohibited. Any temporary street parking shall not impede traffic, be located directly in front of a neighboring property, or impede the ability of neighboring property owners to access their property.
- h. **Maximum Occupancy:** The maximum overnight occupancy of a short-term rental shall not exceed two (2) persons per bedroom, excluding minor children under the age of five (5). Persons over the age of five (5) will be counted as an adult. In the case where the short-term rental utilizes a septic tank, the bedroom occupancy shall not exceed the capacity of the septic tank, as approved by SCDHEC.
- i. **Neighbor Notification:** The property owner, registered agent, and / or responsible local representative of a short-term rental shall notify each household or tenant immediately adjacent to the rental and any property, neighborhood, or community association, if applicable. The property owner, registered agent, and / or responsible local representative must provide each household / tenant and association with the address of the short-term rental and the contact information of the property owner, registered agent, and / or responsible local representative.
- j. **Property Maintenance:** The property owner, registered agent, and / or local representative shall maintain the property (i.e. all structures, yard areas, etc.) in accordance with the standards found in this Ordinance, as well as the standards of the International Property Maintenance Code.
- k. **On-Site Sewage Disposal System:** For properties not on a public or community wastewater collection system, the property owner, registered agent, and / or local representative shall provide proof of inspection by a Good Operating Condition Report by the SCDES licensed inspector. The inspection must take place within 30 days of application and requires a pump-out of the septic tank to ensure a proper inspection of the interior of the tank, to check for leaks from the building, and to

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check for saturated conditions in the drain field. Documentation shall also be provided that the septic tank and drain field is sufficient to address potential increased waste and wastewater from the dwelling unit. Annual follow up inspections may be required by the Town to ensure on-site disposal systems are maintained and functioning properly.

- I. Nuisance Abatement: The property owner and / or registered agent shall develop a plan to address and prevent nuisances, such as noise, glare / light, parking, and trash / litter.

**H. Violations**

The following actions with respect to the operation of a short-term rental shall constitute a violation of this Section:

1. The advertisement or operation of a short-term rental unit without a Short-Term Rental Zoning Permit and a business license.
2. Falsity of any certified statement in the short-term rental application or renewal application.
3. Parking of vehicles by short-term rental guests or hosts on adjacent property or such as encumbers access to adjacent property.
4. The placement of trash or other refuse onto adjacent property, in public areas, or outside of waste collection bins.
5. Failure to place waste collection cans onto the curb more than 12 hours before pickup, or to remove waste collection cans from the curb within 12 hours after pickup.
6. Noise at a level that constitutes a nuisance under the Town of Pine Ridge Ordinances.
7. Either the property owner, registered agent, and / or local representative is not able to be reached as required.
8. Any activity that is so disruptive to a neighbor or to the neighborhood that it is justly reported to the Town of Pine Ridge.
9. A violation of any local, state, or federal ordinance, law, or regulation, including any other provision of this Ordinance.

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**I. Penalties**

Penalties associated for violations of this Section shall be in the same manner as Section 300-90 (c). In addition, the following methods for enforcement will be utilized by the Planning Official or their designee:

1. Revocation of the Short-Term Rental Zoning Permit, which will require an application process, approval, and permitting prior to the re-establishment of the short-term rental unit(s). In addition, a Special Exception Review will be required by the Board of Zoning Appeals for the re-permitting process. The Board of Zoning Appeals shall make a determination based on the property owner, registered agent, and / or local representative meeting all applicable provisions of this Section, particularly the Operational Requirements, statements from surrounding property owners and local public safety officials, and the method for how the prior violations will be addressed and prevented in the future.
2. Request for the short-term rental listing to be removed by the leasing or rental firm until compliance is achieved.
3. Acknowledgement by the authorized code enforcement division that if a violation continues upon the revocation of a permit or violation notice, each day will be considered as a separate offense from an enforcement perspective.
4. Future Short-Term Rental Zoning Permits may be refused for the properties owned and / or operated by the applicable property owner, registered agent, and / or local representative.
5. Nothing within this Ordinance prohibits the tenants from being held responsible for any violations of local, state, or federal regulations or laws.

**J. Revocation of Short-Term Rental Zoning Permit**

The Revocation of Short-Term Rental Permits shall be an additional method of enforcement for severe, repeat offenses, or other applicable situations as determined by the Planning Official or their designee. The following protocol shall be followed for the revocation of any Short-Term Rental Zoning Permit:

1. The Planning Official or their designee shall give written notice to the property owner, registered agent, and / or local representative by personal service, certified mail, and the posting of the property that the short-term rental is non-compliant. The notice(s) shall contain information detailing violations that shall be addressed.

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2. The property owner, registered agent, and / or local representative will have 72 hours or three (3) calendar days from the date of the notice to immediately address the issues and create and execute an abatement plan to address the immediate and potential future issues associated with the violation(s).
3. Following execution of the abatement plan, the property owner, registered agent, and / or local representative will have 10 days to reach compliance or the Short-Term Rental Zoning Permit will be immediately revoked.
4. During the abatement and compliance process, leasing or renting of the short-term rental unit shall cease immediately until compliance is reached.
5. Appeals for any revocation or other interpretation of this Section shall be appealed before the Board of Zoning Appeals.
6. Applications for re-instatement shall be previously noted within this Section.
7. If two (2) violations occur within a 365-day time period, the Short-Term Rental Zoning Permit shall be immediately revoked. The permit may only be re-issued following approval from the Board of Zoning Appeals, as previously referenced in this Section.