

STR Ordinances

Updates to the Code



Agenda

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Provisions for Sectors in the Code

Sec. 4-052. - Short-term rentals...

b)Definitions

Cap means the maximum number of properties that may be licensed for short-term rental use in a given zoning district which may be later defined or established with a restricted zoning designation. The cap may be calculated as a percentage of the total number of developed dwelling units and developable lots within a zoning district or, alternately, as a flat number, not a percentage. Once a zoning district has met its cap, a waiting list or other means of determining eligibility for a permit may be established for properties which seek to obtain a short-term vacation rental permit.

Proposed
Sectors:
1 – North
2 – West
3 – East
4 - South



Data Sources: SAGIS, ESRI,
ArcGIS Online,
City of Tybee Island



City of Tybee Island STR Locations 2025 By Sector

Zoning	STR Permit	Sectors
R-1	★ R-1	
R-1-B	★ R-1-B	
R-2	★ R-2	

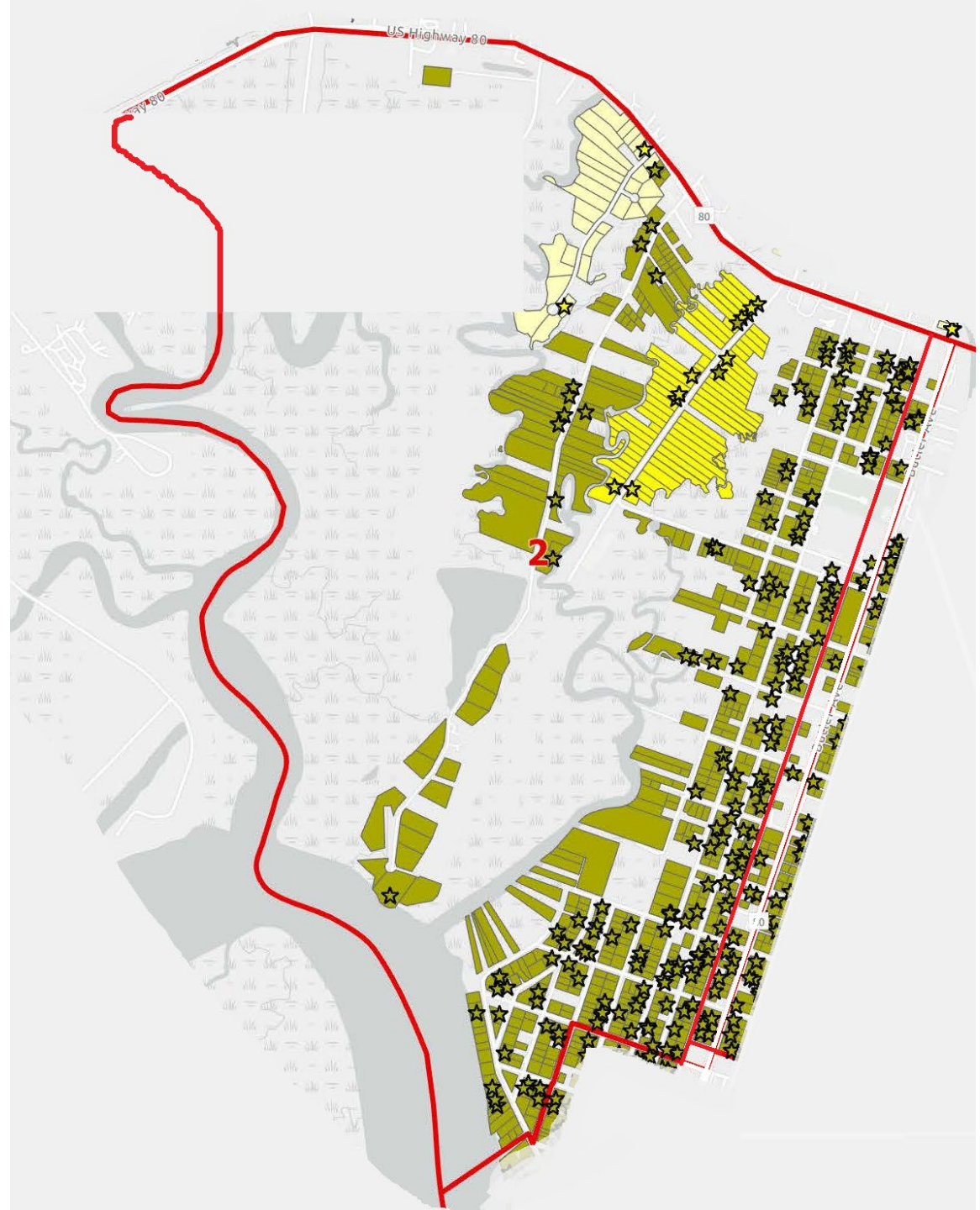
Proposed Sectors:
1 – North
North of Hwy 80

173 Permits
584 Homes in
R1, R1B, R2



Proposed Sectors:
2 – West
West of Lovell Ave

238 Permits
910 Homes in
R1, R1B, R2



Proposed Sectors:
3 – East
East of Lovell Ave

107 Permits
297 Homes
in R1, R1B, R2



Proposed Sectors:
4 – South
South of 14th St
East of 5th Ave
South of Alley 3

139 Permits
302 Homes
in R1, R1B, R2



Units in Each Sector

	Total Homes	Current STRs	Proposed STRs	Change
1 - North	584	173 (30%)	175 (30%)	+ 2
2 – West	910	238 (26%)	240 (26%)	+ 2
3 – East	297	107 (36%)	180 (60%)	+ 73
4 - South	302	139 (46%)	180 (60%)	+ 41
TOTALS	2093	657 (31%)	775 (37%)	+118



Transfers and Waiting Lists

Sec. 4-051.11. - Transfers.

- New Owners of transferred properties may join the waiting list.
- A transfer to an immediate family member may retain the permit.
- A transfer to an entity wherein the majority owner of the entity is the previous owner may retain the permit.
- A transfer within an entity to a new majority owner that is an immediate family member may retain the permit.



Owner Occupied

Sec. 4-052. - Short-term rentals...

A) Purpose and intent. Owner occupied units are exempt from the cap and are not required to join the waiting list



Homesteads

Sec. 4-051.8. - Homestead exemption

Properties that have a homestead exemption from the same owner for at least 5 years are exempt from the cap and are not required to join the waiting list



Minimum Rent Days

Sec. 4-051.8. - Homestead exemption

*(C) Notice of and abandonment
of nonconforming use.*

Rentals must be rented at least
45 days in the preceding 12-
month period



Questions