

Village Of Williamsville

SPECIAL USE PERMIT APPLICATION - ATTACHMENT B



Special Use Permit Standards for Establishing a Short-Term Rental

Short-Term Rentals may be established according to the following standards and the issuance of a special use permit by the Zoning Board of Appeals pursuant to §112-12A(2)(b) of Village Code;

1. Such Special Use Permit shall remain in effect unless revoked by the Code Enforcement Officer for noncompliance with the terms of the permit or any of the following conditions, or the property is transferred to a new owner.
2. Before such Special Use Permit may be granted, the premises must be inspected by the Code Enforcement Officer or his/her designee to ensure that the premises is in substantial compliance with these regulations and the New York State Uniform Fire Prevention and Building Codes. By applying for a special use permit, the owner consents to biennial inspections of the premises for the duration of the permit, unless more frequent inspections are deemed necessary by the Code Enforcement Officer or his/her designee.
3. The short-term rental dwelling unit may be, but is not limited to, an attached or detached accessory apartment or whole house property.
4. The owner of the premises in which the short-term rental dwelling unit is located shall continuously occupy the premises throughout the operation of the short-term rental units unless the Zoning Board of Appeals finds that such non-owner-occupied short-term rental dwelling unit will not adversely affect the overall character of the neighborhood and would not violate the intent of this chapter.
5. No fewer than two off-street parking spaces shall be provided for the premises in which the short-term rental dwelling unit is located.
6. No two short-term rental dwelling units shall be located on the same residential block without a finding by the Zoning Board of Appeals that such short-term rental dwelling unit(s) in excess of such limitation will not adversely affect the overall character of the neighborhood and would not violate the intent of this chapter.
7. No exterior display or signage related to the use of the premises for short-term rental shall be permitted.
8. The owner/operator of a short-term rental property shall also comply with Chapter 75 Rental Property.

I have read and understand the standards set forth to permit the establishment of a short-term rental unit. I understand that in addition to the Zoning Board fee schedule, an initial inspection fee is required.

Applicant Signature

Date