

CITY OF CANANDAIGUA
SHORT TERM RENTALS
RULES & REGULATIONS
(Amended November 2023)

SHORT-TERM RENTAL

A complete residential dwelling unit that provides lodging without a host present for a period of less than 30 days. Such properties are regulated under §850-110.5.

Special Use Permit Provisions (§850-110.5)

Short-term rentals may be permitted in a complete residential dwelling unit in any zone district except those designated as R-1A and R-1B, provided that the Planning Commission determines that the following standards are met:

1. The Planning Commission finds that the proposed short-term rental is compatible with adjacent properties, will not adversely affect property values and is consistent with the objectives of the City Comprehensive Plan.
2. Within the R-2, R-3, and R-L zone districts, the short-term rental unit shall be the owner's primary residence, and may not be rented for more than a total of 60-days in each calendar year in increments of not less than 2 nights.
3. The rental unit shall be registered and periodically inspected in compliance with the City of Canandaigua Rental Inspection Program.
4. The proposed short-term rental shall be in compliance with Chapter 748, Housing Standards, of the Code of the City of Canandaigua and the New York State Uniform Fire Prevention and Building Code.
5. The use of the premises shall not require or involve any exterior alterations to the structure.
6. The short-term rental property shall not sell meals to persons other than overnight guests, unless otherwise permitted as a restaurant in compliance with § 850-83.
7. The short-term rental property shall not operate as a rooming house or boardinghouse as defined in § 850-12.
8. The short-term rental property shall be considered a lodging facility. Applicable county and local lodging tax shall be collected.
9. The owner shall maintain records identifying names and permanent addresses of all renters and the duration of their stay.
10. The Planning Commission shall determine, on a case-by-case basis, the maximum occupancy.
11. Off-street parking shall be provided. The Planning Commission may determine, on a case-by-case basis, what the parking requirement shall be, provided that such requirement shall not exceed the requirements of Schedule II.
12. The Special Use Permit shall be issued as a temporary, renewable permit, which shall expire three years from the date of approval. The permit shall be renewed administratively by the Zoning Officer upon verification of compliance with the original conditions of approval. If the Zoning Officer determines noncompliance or verifies written complaints received, the permit shall be forwarded to the Planning Commission for review in accordance with the procedure of the original review. The permit may be revocable at any time if the conditions of approval are not being met.