



HOME OCCUPATION STATEMENT OF COMPLIANCE

Please print legibly

Applicant Name: _____

Property Address: _____

Property Owner: _____ Business Phone: _____ Home Phone: _____

Type of Occupation: _____

Mailing Address (If Different from above): _____

NOTICE: The intent of home occupation provisions is to only allow for home occupations that are compatible with the neighborhoods in which they are located. Full scale commercial or professional operations, which would change the appearance or condition of a residence, be detrimental to neighborhood character, or ordinarily be conducted in a commercial or industrial district, should not be conducted at home.

Daycare home occupations in RS and RSM districts are limited to 7 or fewer children (including the caregiver's) unless a Conditional Use Permit is applied for and approved by the Planning Commission. Daycare home occupations in other residential zones are allowed to have up to 12 children (including the caregiver's own) without a Conditional Use Permit being required.

And, the following home occupations cannot be established without having first obtained approval for the issuance of a Conditional Use Permit from the Planning Commission: Repair garages (including truck, auto, motorcycle, boat, etc.); major appliance repair; paint shops; welding; woodworking and cabinet shops; and any other use(s) determined by the Planning Director to be similar to the aforementioned.

Home Occupation Standards:

1. Signs. No sign is allowed other than a non-illuminated nameplate less than two (2) square feet in area.
2. Space. The amount of floor area devoted to the home occupation (either in the dwelling or in an accessory building) shall not exceed twenty-five (25) per cent of the gross floor area of principal dwelling unit on site.
3. Storage and Display. There is no outdoor display of goods or outside storage of equipment or materials used in the home occupation that would indicate from the exterior that the building is being used in whole or in part for any purpose other than residential use.
4. Commercial Vehicles. Not more than one (1) commercial vehicle not to exceed 3/4 ton shall be owned and utilized by the operator.
5. Employment. There are no outside paid employees (except in short-term instances when the resident operator must be temporarily be away from the home, or as required by the State for licensed daycare providers).
6. Traffic. Vehicular or pedestrian traffic shall not be generated in volumes beyond that normal to the zoning district in which the home occupation is located. If additional parking is needed it shall be met off-street and not in the required front yard.
7. Residential Appearance. The building retains the appearance of residential use in terms of operating characteristics and does not destroy the residential character of the neighborhood.
8. Nuisances. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single family residence or outside the dwelling unit if conducted in other than a single family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. Home occupations involving storage of flammable or combustible materials shall conform to the Uniform Fire Code for residential occupancy.
9. Yard Sales. Infrequent yard sales (includes garage sales, moving sales, block sales, patio sales, flea markets, etc.) of short duration may occur in residential areas without compliance with standard number 3, provided the sales are conducted not more than three days at a time and no more frequently than once per calendar quarter. The seller shall not be in the business of selling the same or similar property as that which is offered for sale at the yard sale. All other home occupation standards shall be complied with.

CERTIFICATION: I am aware of the above standards and conditions under which my home occupation is allowed and that if any of the standards are violated I am guilty of a misdemeanor. I am aware that this statement of compliance is for the above stated occupation and business and that if I change addresses, change occupations, or discontinue the occupations that this statement becomes invalid and another statement would need to be filed.

Signature of Operator: _____ Date: _____

To be filled out by Planning Department
Zoning: _____ Area Zone: _____ Category: _____ Permit No.: _____