

**CURRY COUNTY PUBLIC SERVICES-PLANNING DIVISION
FINDINGS FORM FOR HOME OCCUPATION REQUEST**

Applicant: Please fill out the following form and submit with your other supporting documents for a Home Occupation conditional use permit request. The items listed below are the decision criteria from the Curry County Zoning Ordinance. Please answer the items with as much detail as possible. Your answers will largely determine whether your request is approved or denied.

**Curry County Zoning Ordinance
SECTION 7.040(7) Home Occupation.**

- a) *The home occupation must be a secondary use of a dwelling or building accessory to a dwelling; except that a home occupation may not be authorized in a structure accessory to a resource use in a forest or agricultural zone.*

The primary use of the dwelling must be as a home. The home occupation can only be a use that is subordinate to you living there. The same applies to the home occupation in a garage, shed or other accessory structure. The garage must still be a garage and the home occupation is secondary to that use.

WILL THE HOME OCCUPATION BE A SECONDARY USE OF YOUR DWELLING OR ACCESSORY STRUCTURE? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

- b) *Such use shall occupy no more than 30 percent (30%) of the floor area within a dwelling and no more than four hundred (400) square feet within an accessory building.*

Floor area is defined by the CCZO as:

***Floor Area.* The sum of the horizontal areas of the general floors of a building, measured from the exterior faces of the exterior walls, exclusive of private garages, carports, or courts.**

Please provide the exterior dimensions of your dwelling below. Additionally, on the site plan to be provided with your application please show the exterior dimensions. Your home occupation can occupy no more than 30% of the floor area of your dwelling. Please show on your site plan where, in the dwelling, the home occupation will be located.

If the home occupation is proposed in an accessory building such as your garage, shed or other similar building the use can not occupy more than 400 square feet within such building. Please indicate on your site plan where the accessory structure is located and provide the dimensions of the building. Please show on your site plan where, in the building, the home occupation will be located.

WHAT IS THE SQUARE FOOTAGE OF YOUR DWELLING (OR ACCESSORY STRUCTURE)? HOW MUCH OF THE FLOOR AREA WILL BE UTILIZED FOR THE HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

- c) *No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or waste products outside of the dwelling or enclosure.*

Basically, this is stating you can't generate noise, vibration, dust, odor, smoke, etc beyond what you would normally generate going about your daily living. The home occupation should essentially not change the residential character of your dwelling or your neighborhood. Examples of uses that could NOT be approved as a home occupation would be: a vehicle repair or tire shop, a smelting plant, or a processing facility.

WHAT USE ARE YOU PROPOSING AS A HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

- d) *No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer, or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents.*

Materials and commodities delivered to your home for the home occupation must arrive in a vehicle that would generally deliver in a residential neighborhood, such as FEDEX or UPS. A large 18 wheel rig would not be permitted for deliveries.

As part of the approval process of your permit you will be required to provide adequate parking for the proposed use if customers would be coming to your home. Parking in the street, beyond what would normally be utilized for a dwelling, would not be permitted.

WILL YOUR PROPOSED HOME OCCUPATION REQUIRE DELIVERY OF MATERIALS OR COMMODITIES? IF SO, HOW DO ANTICIPATE RECEIVING THESE GOODS? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

WILL CUSTOMERS BE COMING TO YOUR HOME AS A RESULT OF THE HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

PLEASE INDICATE ON YOUR SITE PLAN WHERE YOU INTEND TO PROVIDE PARKING.

- e) *No advertising signs shall be allowed with the exception of one non-lighted sign indicating only the name and trade of the property owner as specifically approved by the County. This sign shall not exceed a size of (9) nine square feet.*

If you intend to post a sign for your home occupation please provide details about the sign and indicate on your site plan where you will post the sign.

WILL YOU BE POSTING A SIGN FOR YOUR BUSINESS? PLEASE PROVIDE DETAILS ABOUT THE SIGN. PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

PLEASE INDICATE ON YOUR SITE PLAN WHERE YOU INTEND TO POST YOUR SIGN.

- f) *No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alterations have been reviewed and approved by the County. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.*

You are not permitted to make structural changes to your dwelling just for the home occupation. If you need to make repairs for another reason that is permissible provided you consult with the Building Department.

ARE YOU PROPOSING TO MAKE STRUCTURAL CHANGES TO YOUR DWELLING TO ACCOMMODATE THE HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

g) A home occupation located on high value farm land may employ only residents of the home.

This standard only relates to high value farm land. If your property is not high value farm land (our department will advise you) disregard this criterion.

IF YOUR PROPERTY IS HIGH VALUE FARM LAND, WHO WILL OPERATE OR BE EMPLOYED IN THE HOME OCCUPATION USE? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.
