

CITY OF AMITY

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HOME OCCUPATION APPLICATION

Planning File No. _____

I. BACKGROUND INFORMATION

Applicant/Owner: _____ Phone: _____

Mailing Address: _____

Site Address: _____

Township; Range; Section; Tax Lot: _____

Zone: _____ Parcel Size: _____

Existing Use/Structures: _____

Application Proposal: _____

II. FINDINGS

Section 2.305.01, of the Amity Zoning and Development Code, establishes findings that must be addressed before granting approval of a Home Occupation. **The applicant must provide a written response to the following:**

2.305.01 – Standards

Home occupations may be allowed as an accessory use on any property on which there is a residence, subject to the following standards and restrictions:

1. Participation: No more than one person shall be employed who is not a member of the family residing on the premises
2. Character: The character and primary use function of the residence and premises shall not be changed by the use of colors, material design, construction, lighting, landscaping or lack of landscaping.
3. Traffic: A home occupation located on a local street, or privately maintained road serving three or more residences, shall not generated more than twenty (20) vehicle trips in one day. A “trip” is a vehicle traveling in one direction to or from a source. Twenty (20) trips are equivalent to ten (10) round trips.

4. Noise: A Home Occupation shall not create noise of a type, duration or intensity which, measured at the property line, exceeds 60 DBA between the hours of 7:00 a.m. and 6:00 p.m. No noise shall be created by the home occupation between the hours of 6:00 p.m. and 7:00 a.m. that is detectable to normal sensory perception, off the premises of the home occupation.
5. Equipment and Process Restrictions: No Home Occupation shall create vibration, glare, fumes, odors, or electrical interference detectable to normal sensory perception outside the dwelling unit. In the case of electrical interference, nothing shall be used which creates visual or auditory interference in any radio or television off the premises.
6. Hazards: No equipment, process or material shall be used which will change the fire rating or structure separation, fire wall, or ventilation requirements for the structure in which the home occupation is located. No hazardous materials shall be used or stored on the property on which a home occupation located in quantities not typical of those customarily used in conjunction with activities or primary uses allowed in the zoning district.
7. Signs: Signing shall be as provided in Section 2.206.
8. On-Premise Client Contact: Customer and client contact shall be primarily by telephone or mail, and not on the premises of the home occupation, except those home occupations, such as tutoring, counseling or personal services, which cannot be conducted except by personal contact. Services or sales conducted on the premises shall be by appointment only, and shall not be oriented toward, or attract off-the-street customer or client traffic.
9. Deliveries and Large Vehicle Storage: Delivery of materials to and from the premises shall not involve the use of vehicles over two (2) ton capacity, except parcel post or private parcel delivery trucks. Vehicles over one (1) ton capacity and used in conjunction with a home occupation shall be stored within an enclosed structure on the property. Regardless of capacity, storage of vehicles within the public right-of-way shall be prohibited.
10. Parking: Parking spaces needed for the conduct of a home occupation shall be provided off the street, in defined areas which are appropriately designed and surfaced for that purpose, and not located within the side or rear yard setbacks of the district. No more than two (2) home occupation-related vehicles shall be located on the property at one time.
11. Storage and Use of Yard Areas: Storage of tools, equipment and materials, and display of merchandise and all other activities associated with a home occupation, except as provided above for parking, shall be contained and conducted wholly within covered and enclosed structures and shall not be visible from the exterior of the containing structure(s). Home occupations which involve the care of children by a baby sitter may use rear yard areas for playground equipment.
12. Day care facilities with 12 or fewer children or group care homes shall not be subject to the provisions of this Section.

I certify that I have read the above standards for home occupations and my home occupation meets and will continue to meet these criteria.

Signature

Date

III. CONCLUSION AND DECISION

Based on the above findings, staff concludes the proposal complies with the applicable decision criteria. Notice is hereby given that the City of Amity APPROVES the application for the Home Occupation subject to the following conditions:

1. The business owner will continually comply with the provisions in Section 2.305 of the Amity Development Code.
2. Any expansion or the establishment of a new business shall require a new home occupation application and approval.
3. Compliance with the conditions of approval shall be the sole responsibility of the applicant.

IV. APPEALS

This action will be official in 12 days. If you disagree with the decision or conditions of approval, you may appeal the decision. The appeal will be heard by the Amity Planning Commission. An appeal must be received at the Amity City Hall by:

5:00 P.M., _____, 20____. Should you wish to appeal this action, or have any questions regarding this project, please contact Amity City Hall.

City Administrator Signature

Date