AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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HOME OCCUPATION PERMIT APPLICATION

County Code Section 19.48.125 Home Occupation Regulations is attached to aid applicants in determining whether or not the proposed use may qualify as a home occupation. If opposition is expressed by area residents or the request is considered by the Planning Department to be an activity which is not clearly subordinate and incidental to the residential use than that which should be permitted as a home occupation, the permit may be denied.

PLEASE COMPLETE THE FOLLOWING (please print):

Applicant's Name _____

Phone No. _____ Email _____

Mailing Address _____

Property Location _____

APN: _____ Zoning: R1 R1A RE A AG X General Plan Classification _____

Type of Occupation: Describe your home occupation. _____

_____

_____

_____

_____

Number of People Engaged in the Occupation _____ Days/Hours of Operation _____
Will you have a sign? ☐ Yes ☐ No (If Yes, show size and location)
Will you have customers to your home? ☐ Yes ☐ No (If Yes, show parking)
Provide floor plan with location and dimensions of the home occupation and a plot plan on the attached sheet.

Applicant's Signature _____ Date _____

TO BE FILLED OUT BY PLANNING DEPARTMENT

Date Submitted / Reviewed By

Application Contains:

(☐) 1. Location of home occupation and dimensions.
(☐) 2. Location of parking (☐) 4. Signed regulations
(☐) 3. Size and location of sign (☐) 5. Application fee $_____

_____APPROVED _____DENIED _____ _____
Signature of Planning Director Date

CONDITIONS/REASON(S): _____

_____

_____

NOTE: This decision may be appealed by any interested party to the Planning Commission within 10 days from the date of denial/approval.

PLANNING COMMISSION ACTION ON APPEAL, IF ANY: _____

PLOT PLAN GUIDELINES

1 Applicant's name.
2 Description of home occupation.
3 Outline of property with dimensions.
4 Sizes, dimensions and distances from property lines of all structures on property.
5 Proposed home occupation space with dimensions

19.08.335 Home occupation.
"Home occupation" means an occupation which is conducted as part of a residential use and allowed in the R1, R1A, RE, A, AG and X districts and which occupation is clearly a secondary and incidental use of the property and will not change the residential character of the dwelling or neighborhood and meets the regulations and criteria specified in Section 19.48.120 of this code. (Ord. 985 §2, 1984).

19.48.125 Home occupation regulations.
Home occupations as defined in Section 19.08.335 in this title shall be allowed in the zone districts cited in this chapter; provided, however, that a use permit is obtained from the planning department; and further provided that the permittee must meet and follow the criteria and requirements set forth below in this section.

A. Prior to the establishment of a home occupation, any person who wishes to conduct a home occupation shall file an application with the planning department, and shall pay the required fee and provide a description of the occupation, the number of people to be engaged in the occupation, the hours of operation, parking arrangements, and a plot plan of the property showing the proposed location of the home occupation. The planning department shall hold the application for ten days after it is received and accepted as complete, and shall upon receipt of a complete application mail out a notice describing the proposed home occupation to all owners of property, as shown on the most recent available tax roll, within a distance of three hundred feet in all directions from the subject parcel. If the planning department receives opposition to the permit application within ten days after the mailout, or if the permit is considered by the planning director to be an activity which is not clearly subordinate and incidental to the residential use than that which should be permitted as a home occupation, the planning director may deny the permit. The applicant or any interested person may appeal the planning director's decision pursuant to Chapter 19.64 of this title within ten days after the planning director's determination on the permit application.

B. Home occupations shall be clearly incidental and subordinate to the residential use of the property and shall not occupy more than twenty-five percent of the floor area of the dwelling, and in no case more than two hundred fifty square feet. Home occupations may be conducted in an attached garage or detached building subject to the two hundred fifty square foot maximum floor area restriction. A detached accessory building used for a home occupation shall not be closer to the front property line than the dwelling unless:

1. The detached accessory building has been completed for at least one year prior to the permit application for the home occupation, and complies in all respects with the requirements of Title 15 of this code (building regulations);
2. Physical problems associated with the parcel exist that make such a requirement unfeasible; or
3. Circumstances unique to the parcel render such a requirement unnecessary.

C. No more than one employee shall be employed in the home occupation.

D. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one non-illuminated sign located within the boundaries of the parcel meeting the following criteria: on parcels 4.99 acres or smaller, the sign shall not exceed two square feet in area, and must be located within ten feet of the dwelling on the property. On parcels five acres or larger, the sign may be up to four square feet in area, and may be located at any place within the boundaries of the property.

E. There shall be no sale of products other than products which are hand-crafted by the proprietor(s) of the home occupation or which are directly related and incidental to a service provided.

F. No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. The home occupation may not use any on-street parking for its employee, customers or clients.

G. No equipment or process shall be used in such home occupation which creates excessive noise, vibration, glare, fumes, odors or electrical interference which may, in the judgment of the county, be objectionable to nearby residents.

H. Home occupations are allowed only in R1, R1A, RE, A, AG and X districts. (Ord. 1297 §2, 1992).

Signature: _____ Date: _____