



Lander County Community Development

HOME OCCUPATION PERMIT APPLICATION

APPLICANT/OWNER INFORMATION

Applicant(s): _____

Address: _____

Mailing Address: _____

Phone: _____ Email: _____

Legal Owner(s) of property: _____

PROJECT INFORMATION

Property Location: _____

Assessor's Parcel Numbers(s): _____

Current Master Plan Land Use Designation: _____

Current Zoning District: _____

Name of Business: _____

Type of Business (Please describe in detail): _____

Business Website: _____

Are there any deed restrictions affecting the use of the property? _____

Number of persons, including applicant, working on site in home occupation business: _____

Identify all areas and square footage of the house that will be used for the home occupation. (Example:
Second floor rear bedroom, 10' x 10' = 100 square feet): _____

Please contact the Lander County Planning Department with any questions you may have regarding this application.

Phone: (775) 635-2860

Describe anticipated deliveries (Number per week, type of delivery vehicle, etc.) _____

Will there be any vehicle(s) used in connection with the home occupation? _____

If yes, describe the size and type of vehicle(s), including the payload capacity in pounds. _____

Estimate the number of visitors per day associated with the Home Occupation Use: _____

How will the proposed project affect adjoining property owners, (noise, dust, traffic, etc.? _____

SIGNATURE(S)

I hereby certify that the information stated above and materials submitted along with this application form are true and correct to the best of my knowledge. It is my responsibility to inform Lander County of any changes to information represented in this submittal.

Applicant's Signature

Date

**HOME OCCUPATION PERMIT
APPLICATION CHECKLIST
Lander County, NV**

The following must accompany this application:

- ☐ 1. **\$75.00 application fee (non-refundable).** Check or money orders payable to Lander County
- ☐ 2. **Site Plan showing use, location, or other information regarding this request.**
- ☐ 3. **Signed Statement of Compliance**
- ☐ 5. **One hardcopy and one electronic copy (USB or Email) of all application materials.**

NOTE

It is strongly recommended that all applicants or their representative physically attend (or be available by phone) the Planning Commission hearing as their application may be deferred or denied for lack of evidence.

USE LIMITATIONS FOR HOME OCCUPATION

Lander County Municipal Code Section 17.15.030 - Use limitations.

A. Employee Limitations.

1. The entrepreneur of every home occupation shall be domiciled in the dwelling unit where such occupation is conducted.
2. No person who is not domiciled in the dwelling unit where a home occupation is conducted shall be employed in connection with, or otherwise participate in the operation of, such occupation. This limitation shall not apply to employees who do not work at the dwelling unit devoted to such occupation

B. Structural Limitation.

1. No alteration of any kind shall be made to the dwelling unit where a home occupation is conducted that would change its residential character as a dwelling unit, including the enlargement of public utility services beyond that customarily required for residential use.

C. Operational Limitations.

1. No activity shall be conducted on a residential lot unless it is conducted wholly within a principal dwelling unit or permitted accessory structure.
2. No more than a total of four hundred eighty square feet of floor area (exclusive of garage floor area devoted to permissible parking of a vehicle used in connection with the home occupation) of any dwelling unit or any permitted accessory structure shall be devoted to the conduct of a home occupation.
3. No stock in trade shall be displayed or sold outside of the dwelling unit used in any home occupation.
4. No routine attendance of patients, clients, subcontractors or employees associated with any home occupation shall be allowed. The attendance of up to five customers at any one time may be allowed for the purpose of receiving private instruction in any subject or skill. "Routine attendance" means that the conduct of the home occupation requires non-domiciled persons to visit the premises of the home occupation as part of the regular conduct of the occupation, without regard to the number, frequency or duration of such visits.
5. No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare, emissions, odor or radiation outside the dwelling unit or any permitted accessory structure that is greater or more frequent than that typical of equipment used in connection with residential occupancy shall be used in connection with any home occupation.
6. No outdoor storage shall be allowed in connection with any home occupation.
7. No refuse in excess of the amount allowable for regular residential pick-up shall be generated by any home occupation.
8. No home occupations of any use entailing food processing or packing, harboring of animals, automobile repair or similar activity shall be allowed to receive a permit.

D. Signage and Visibility. A sign not larger than one square foot in connection to the home occupation shall be allowed. The sign must be attached to the residence or displayed in a window.

E. Traffic Limitations. No home occupation shall generate more traffic than is typical of residences in the area.

F. Nuisance-Causing Activities. In addition to the foregoing specific limitations, no home occupation shall cause any nuisance or be noxious, offensive or hazardous.

G. Licensing Requirements. Every home occupation shall be subject to applicable business licensing and inspection requirements.

H. Non-Transferrable. Home occupation permits are not transferrable with the property.

STATEMENT OF COMPLIANCE

HOME OCCUPATION PERMIT-LANDER COUNTY

I HAVE READ THE ATTACHED CHAPTER 17.15 OF THE LANDER COUNTY CODE RELATING TO HOME OCCUPATIONS. I UNDERSTAND THE RESTRICTIONS PLACED UPON HOME OCCUPATIONS AND I AGREE TO COMPLY WITH THE RESTRICTIONS.

I UNDERSTAND THAT VIOLATION OF THESE PROVSINOS MAY BE GROUNDS FOR A REVIEW AND POSSIBLE REVOCATION OF MY PERMIT TO DO BUSINESS.

Business Name _____

Applicant's Name _____

Applicant's Signature _____

Mailing Address _____

Date _____

OWNER'S AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF LANDER)

I, _____ BEING DULY SWORN, DEPOSE AND
SAY THAT I AM AN OWNER OF PROPERTY INVOLVED IN THIS PETITION AND THAT THE FOREGOING
STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HERewith SUBMITTED ARE
IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PROPERTY ADDRESS OR PARCEL NUMBER: _____

SIGNED _____

MAILING ADDRESS _____

PHONE _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ ,
BY _____ (NAME OF SIGNER), WHO IS PERSONALLY KNOW
TO ME OR WHO HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS
IDENTIFICATION.

NOTARY SEAL:

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES: _____