



**CITY OF SAND CITY
PLANNING DEPARTMENT**

HOME OCCUPATION PERMIT

(Sand City Municipal Code Sections 18.62.110 & 18.04.280)

The purpose of a Home Occupation permit is to allow limited commercial activity as a secondary use of a residential dwelling by the resident per the limitations of the City's Municipal Code.

APPLICANT / RESIDENT:

Name: _____

Mailing Address: _____
Street City State Zip

Phone Number: () _____ E-mail (if any): _____

SUBJECT PROPERTY/RESIDENCE:

Street Address: _____ Apt./Suite: _____

Assessor's Parcel Number(s): _____ Zoning: _____

DESCRIPTION OF LAND USE WITHIN RESIDENCE:

Business and/or Land Use Name: _____

Dwelling Square Footage: _____ Square Footage of Occupation Use: _____

Description of Land Use: _____

Attach additional sheets if necessary. If attached, initial here _____

ATTESTATION: I, the undersigned, hereby declare, as the Applicant identified herein, that the information provided above/attached is true, complete, and correct to the best of my knowledge and that the property owner/manager is aware of my proposed commercial use of this residence.

Applicant's Signature

Date

Print Name

CONDITIONS & REQUIREMENTS:

Failure to comply with the conditions/restrictions listed below or use of the Subject Property exceeding the City Code definition of a Home Occupation Use will be considered a violation of the issued Home Occupation Permit; whereby the Planning Department may then revoke the Home Occupation Permit and all commercial use of the residence must then immediately cease.

1. No person, other than the resident of the subject dwelling unit, shall be engaged or employed in the authorized home occupation, where the number of adult residents does not exceed two (2).
2. The Home Occupation Use shall not create any additional vehicular or pedestrian traffic beyond that generated by typical residential activity.
3. There shall be no sign or other visible advertizement established on the Subject Property.
4. No advertizement shall be placed in any media (i.e. newspaper, magazine, telephone directory, radio, television, internet, etc.) inviting patron visitation to the residential address of the authorized Home Occupation Use.
5. There shall be no storage or display of materials, products, or the like on the property of the Home Occupation Use that is visible or accessible to the general public.
6. A Home Occupation shall be conducted only within the dwelling or accessory structure; and there shall be no exterior evidence of the Home Occupation Use on the property
7. The conduct of any Home Occupation activity shall not reduce or render unusable those areas provided for required residential off-street, or prevent the number of cars intended to be parked in the garage, carport, or the like from doing so.
8. There shall be no activity and/or storage onsite that presents a hazard to public health, safety, or welfare; nor shall any toxic, explosive, or radioactive items be stored on-site.
9. There shall be no significant increase in use of utilities such as water, sewer, gas, and/or electricity beyond normal of the use of the property for residential occupancy.
10. If at any time the Home Occupation Use becomes a nuisance to the neighborhood or the City of Sand City, this Home Occupation Permit shall be reopened for review and possible revocation.
11. If the applicant/resident is a leasing tenant of the subject property, then the property owner must agree in writing to all proposed uses.
12. The Home Occupation Use shall obtain, maintain, and annually renew a Sand City Business License.

HOME OCCUPATION - ISSUANCE:

The Sand City Planning Department reviewed this Home Occupation Permit application submitted by the Applicant/Resident (as identified above), and found the proposed Land Use (as identified above) at the Subject Property/Residence (as identified above) to qualify as a Home Occupation Use as defined by Sand City Municipal Code Sections 18.62.110 & 18.04.280. Therefore, the Land Use identified is authorized at the Subject Property, subject to the conditions and restrictions listed above; henceforth from the signatory "date of issuance" below; and shall remain as such until such time as the authorized use ceases activity and/or vacates the Subject Property. Be informed that any alteration or expansion of activities beyond the scale and scope identified in this Home Occupation Permit is/are NOT authorized. By my signature below, this Home Occupation Permit (HOM No. _____) is issued on behalf of the Sand City Planning Department to the Applicant/Resident for the specified Land Use at the Subject Property as identified within this Home Occupation Permit:

City Planner Signature of Issuance

Date of Issuance

Print Name & Title