

CONDITIONAL USE PERMIT APPLICATION
Home Occupation

TYPE: _____Type I _____Type II

APPLICANT: Name: _____

Mailing address: _____

City State Zip Code

Phone No.: Office _____ Home _____

Are you the _____property owner? _____owner's agent?

PROPERTY OWNER: _____same as above, OR:

Name: _____

Mailing Address: _____

City State Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS : _____

City State Zip Code

TAX ACCOUNT NO.: _____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

PRESENT USES: (farm pasture, forest, residential, etc.)

Use: _____ Approx. Acres

Total acres (must agree with above): _____

WATER SUPPLY: _____ Private well. Is the well installed? ____ Yes ____ No
_____ Community system. Name _____

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____
_____ Not applicable.
_____ Septic System.

If Septic, does the subject property already have a system? ____ Yes ____ No
If no, is the property approved for a Septic System? ____ Yes ____ No

EMPLOYEES: For any business, how many expected full or part-time employees will you have, including yourself and family members: _____

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: _____ Date: _____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: _____ Signature: _____

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Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Or: Administrative _____

Receipt No. _____

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

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CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. New Uses: What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

3. Compatibility: How will the use be compatible with surrounding uses?

4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

5. Hazards: Does the proposed use create any hazardous conditions or use any poisonous materials? Please describe them.

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Submission: All of the following must be completed and submitted for a complete application:

1. The attached HOME OCCUPATION CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.) And Section 1507.

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Section 1503, Conditional Uses:

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:
 - A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
 - B. The use meets the specific criteria established in the underlying zone;
 - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
 - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
 - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
 - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
 - G. The proposal will not create any hazardous conditions.

1507 HOME OCCUPATIONS [amended 3-2000]

Land Development Services or the County Planning Commission (or the County) may allow the establishment of a Type 1 or Type 2 home occupation in any zone that allows residential uses. The following provisions shall apply:

- .1 Type 1: A Type 1 home occupation is reviewed administratively by Land Development Services and presents no indication of a business to the neighboring property owners. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 1 home occupation:
 - A. It shall be operated by a resident of the property on which the business is located.
 - B. No non-residents shall be employed on the property.
 - C. The business generates not more than 20 customer vehicle trips to the property per week.
 - D. Signs are not permitted.
- .2 Type 2: A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:
 - A. It shall be operated by a resident or employee of a resident of the property on which the business is located.
 - B. It shall employ on the site no more than five full-time or part-time persons.
 - C. Signs are permitted as per Section 1300 of the CCZO.
- .3 The following criteria shall apply to all home occupations:
 - A. A home occupation shall be operated substantially in:
 1. The dwelling; or
 2. Other buildings normally associated with uses permitted in the zone in which the property is located.
 - B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.