



Town of North Stonington  
Planning and Zoning Commission

# Application for Home Occupation

Application Number:	<input type="text"/>	Receipt Date:	<input type="text"/>	Fee:	<input type="text"/>
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**Applicant Information:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Contact Info: Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Owner of Record:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Contact Info: Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Property Location:** \_\_\_\_\_

**Assessor Parcel Information:** Map:  Lot:

**Zoning District Of Property:**  **Restrictive Overlay Area:**   
R40 - R60 - R80 - C - HC - I - ED N/A - VPOA - WPSO - APOA - SUOA

The applicant and property owner above are applying for a Home Occupation Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

\_\_\_\_\_  
Date Signature (Applicant)

\_\_\_\_\_  
Date Signature (Property Owner of Record)

The above stated proposal is hereby certified to comply (\_\_\_), not comply (\_\_\_) with the Town of North Stonington Inland Wetland and Watercourses Regulations.

Signature ZEO: \_\_\_\_\_ Date \_\_\_\_\_

The above stated proposal is hereby certified to comply (\_\_\_), not comply (\_\_\_) with the Town of North Stonington Zoning Regulations.

Signature ZEO: \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE ATTACH DETAILS OF YOUR PROPOSED HOME OCCUPATION PER HANDOUT**



Town of North Stonington  
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## HOME OCCUPATION APPLICATION HANDOUT

The following information is necessary to properly review your application

**Completed Application & Fee** (Note: Application and materials submitted may be submitted to the Planning and Zoning Commission for review and comment prior to issuance of Zoning Compliance Permit.)

**\*NOTE: It is the applicant's responsibility to supply the following information.**

**If the property is subject to a Conservation Easement/Restriction** you are required to submit proof that written notice of this application was made, by certified mail, to the party holding such restriction not later than 60 days prior to filing this permit application or submit a letter from the holder of the restriction verifying that the application is in compliance with the terms of the restriction.

**Please Provide the following Information (If not applicable, indicate as such):**

Type of Home Occupation proposed:	
Number of non-resident employees	
Number of parking spaces provided for employees and/or clients:	
Average number of clients:	
# and GVW of Commercial Vehicle:	
Total sf of principal structure(s) and total sf of area to be used for Home Occupation:	
Average amount of traffic generated per day/per week:	
Number of truck deliveries per week:	

**Plot Plan drawn to scale containing the following information:**

Name, Address, North Arrow, Scale, and date of drawing;

Improvements to approved building lot showing:

- All structures located on the property (principal and accessory)
- Adjacent boundary lines and distances
- Required Zoning District setback lines
- Driveway location (if applicable)
- Location of any easements (if applicable); and

Labeled use of all rooms within the principal dwelling **and** indicate location and total square footage of area to be used for Home Occupation.

**Please provide copies of the following:**

- Copy of the **Current Deed** (Available from Town Clerk's Office);
- Copy of **Property Card** (Available from Tax Assessor's Office);
- Copy of **Tax Map/Plot Plan** (Available from Tax Assessor's Office);
- Copy of any **ZBA variances** (if applicable) (Check in Land Use Office);
- Copy of the written notification/letter from the holder of any Conservation restriction on the property; and
- If the resident is not the owner, please provide a letter from the owner(s) identifying and approving the proposed home occupation.

**Possible Conditions of Approval:**

- Additional buffering or screening to reduce noise, protect residential character of the neighborhood, or eliminate other possible nuisances;
- Additional Parking Spaces;
- Ledge Light Health District (LLHD) Approval (if required)
- Prior Planning and Zoning Commission Approval; and/or
- Other State or Local Agency Approval

**PLEASE REVIEW THE FOLLOWING ZONING REGULATION:**

**1002.2 HOME OCCUPATION**

**A. Definition.** Home occupations are defined as the use of a portion of a dwelling or out-building(s) for business purposes by the resident occupants when *clearly incidental and secondary to the residential use* of the dwelling. Uses such as hospitality, funeral homes, dancing schools, kennels, and animal hospitals are not considered incidental and accessory to a residential use and shall not be deemed a home occupation.

**B. General Provisions**

1. Activity associated with the home occupation shall not result in conditions or impacts inconsistent with, or detrimental to the residential character of, the premises and the neighborhood. There shall be no heavy manufacturing permitted.
2. The proposed use shall not create any objectionable noise, odor, vibration, or unsightly condition noticeable from any property line. The Commission may impose additional restrictions on the use if it determines, after a hearing for which the owner of the home is given written notice that the noise levels are causing a nuisance to nearby properties.
3. No permanent dedication of the residential structure to non-residential uses shall result from such accessory use.
4. No more than one non-resident shall be engaged in the activity (or parked) at the site.
5. No more than 20% of the floor area of the principal dwelling or garage shall be used for a home occupation, except that vehicles and equipment associated with the permitted home occupation may be parked or stored within the garage or a completely enclosed permanent accessory structure.
6. There shall be no outdoor storage of small equipment, parts or any other material related to the home occupation.
7. Large commercial vehicles or excavation-type equipment shall not be visible from any property line and must be registered and operational.

**C. Commercial Services (off site) (e.g., Landscaping and Contractors)**

1. There shall be no more than one non-resident vehicle parked on site.
2. No more than four trips shall be generated per day from the site.
3. There shall be no more than three vehicles in excess of 26,000 pounds of gross vehicle weight.
4. All vehicles and equipment, regardless of gross vehicle weight shall be registered and operational and shall be stored out of sight from all property lines.
5. Commercial services home occupations shall not be permitted on a parcel with a shared driveway.