



Town of North Stonington
Planning and Zoning Commission

Application for Class I - Home Occupation

Application Number: Receipt Date:

Applicant Information:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ Fax: _____ E-mail: _____

Owner of Record:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ Fax: _____ E-mail: _____

Property Location: _____

PLEASE ATTACH DETAILS OF YOUR PROPOSED HOME OCCUPATION PER CHECKLIST

Assessor Parcel Information: Map: Lot:

Zoning District Of Property:
R40 - R60 - R80 - C1 - C2 - VC - HC - I - OR - CD

Restrictive Overlay Area:
N/A - VP - AP - SU

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 Zoning Regulations.

Stipulations: _____

Signature ZEO: _____ Date _____

HOME OCCUPATION- CLASS I – APPLICATION HANDOUT

REVISED 11/07/09

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 a 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 employees	
Number of parking spaces provided for employees and/or clients:	
Average number of clients:	
Commercial Vehicle <10,000lb GVW	Y/N
Average amount of traffic generated per day/per week:	
Number of truck deliveries per week:	

Plot Plan drawn to scale containing the following information:

North Arrow

Scale

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)

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 or letter from the holder of any Conservation restriction on the property.
- 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.
- Prior Planning and Zoning Commission Approval
- Other State or Local Agency Approval

PLEASE REVIEW THE FOLLOWING ZONING REGULATION:

1426.1 HOME OCCUPATION (CLASS I):

Class I Home Occupations are permitted administratively by the Zoning Enforcement Officer. The ZEO shall approve home occupation permits and their renewal only under the following conditions.

- A.** The activity shall be clearly secondary to the use of the premises for dwelling purposes. Class I Home Occupations must be conducted within a dwelling or outbuilding, and shall occupy no more than four hundred (400) square feet of the dwelling. The home occupation shall be deemed to be a component of the overall residential use and shall not be deemed to be a separate non-residential use. No permanent dedication of the residential structure to non-residential uses shall result from such accessory use.
- B.** The proposed activity shall be conducted by a resident with no more than one (1) non-resident employee. If the resident is not the owner, a letter from the owner(s) identifying and approving the proposed home occupation shall be submitted as part of the permit application.
- C.** The activity shall not result in noise levels, frequencies and/or qualities, or in dust, odors, vibrations, illumination, pollution, television or radio interference, or other nuisance conditions.
- D.** The activity shall not unreasonably alter the existing residential character of the neighborhood. One additional parking space shall be required. The space may be stacked in the driveway. There shall be no material change of traffic characteristics in the neighborhood. The home occupation shall not generate more than one (1) truck delivery per week day.
- E.** The activity shall not create a health or safety hazard.
 - 1.** Hazardous and/or toxic materials shall not be stored on site in quantities greater than associated with normal household use.
 - 2.** No solid waste shall be generated, placed, used, stored, or sold on the property in conjunction with the home occupation.
 - 3.** There shall be no storage of bulk fuel on the property. Bulk fuel shall be defined as the storage of fuel in excess of twenty-five (25) gallons.
- F.** The activity shall not change the residential character of the property or neighborhood in any substantial manner. There shall be no Heavy Manufacturing permitted.
- G.** No portion of the activity associated with the home occupation shall be conducted outside of the principal dwelling or outbuilding. Except for permitted signs, there shall be no visible evidence or indication of the operation from outside of the dwelling or outbuildings. All materials and/or equipment associated with the Home Occupation shall be contained or otherwise stored within the total floor area designated for the Home Occupation. No additional accessory structures shall be permitted for any use, including storage, associated with any or all home occupations permitted on the lot. There shall be **NO** outdoor storage of any material, equipment, structure, or additional vehicles associated with the Home Occupation.
- H.** Only one (1) commercial vehicle, not to exceed 10,000 pounds gross vehicle weight, may be used in connection with a Class I Home Occupation. Privately owned pick-up trucks and vans are exempt from this definition.