



Home Occupation Permit Application

I. Submittal Requirements

All items identified below must be included in the application packet. If any items are missing, the application will not be accepted.

ACCEPTANCE OF AN APPLICATION DOES NOT GUARANTEE PROJECT APPROVAL.

- Completed Home Occupation Permit Application
- Payment of Filing Fees (contact the Community Development Department for fees due)

CONSENT OF APPLICANT AND PROPERTY OWNER: The consent of the applicant and property owner, if not the applicant, is required for filing an application for a land use development permit within the City of Wasco. The signatures of the applicant and property owner(s) below constitute consent for filing of this application.

Signatures also certify that all information provided is correct and constitute agreement to comply with all Operating Standards as contained in Section 17.19.010(G)(2) of the Wasco Municipal Code (refer to Operating Standards for Home Occupation Permits).

INCOMPLETE APPLICATIONS: The completeness of this application, which includes all submittal requirements, shall be subject to the review of the Community Development Department. Applications shall be considered incomplete pending a completeness review.

II. General Information

Project Information

Proposed Home Occupation (refer to Home Occupation Permits brochure for a list of permitted and prohibited home occupations):

Detailed Description of Proposed Home Occupation (Include trade name and/or business title): _____

List the tools, machinery or other equipment used in the practice of this occupation: _____

Address: _____

APN(s): _____ Site Area: _____

Zone District: _____ Planned Land Use Designation: _____

Existing Use of Property: _____

Applicant Information

Name of Applicant: _____

Address: _____ Email Address (optional): _____

Phone Number: _____ Fax Number (optional): _____

Signature: _____

Property Owner Information

Name of Property Owner: _____

Address: _____ Email Address (optional): _____

Phone Number: _____ Fax Number (optional): _____

Signature: _____

Signature: _____

For Staff Use Only:

Application No.:

Related Files:

Date Received:

Received By:

Fee Amount:

Receipt No.:



Operating Standards Home Occupation Permit

Home occupations must comply with all of the Operating Standards identified in Section 17.19.010(G)(2) of the Wasco Municipal Code. This applies to all home occupations, regardless of the need for a Home Occupation Permit.

OPERATING STANDARDS

Section 17.19.010(G)(2) Operating Standards for all Home Occupations

Home Occupations shall comply with all of the following operating standards:

- A. The home occupation shall not alter the appearance of the dwelling unit;
 - B. There shall be no displays, sale or delivery of merchandise or advertising signs on the premises;
 - C. There shall be no signs other than the address and name of the resident;
 - D. There shall be no advertising which identifies the home occupation by street name;
 - E. The home occupation shall be confined completely to one room located within the dwelling. It shall not occupy more than twenty-five percent of the gross area of one floor of the residence. No portion of any garage, carport or other accessory structure shall be used for home occupation purposes, other than for storage which does not impair require parking in the garage;
 - F. Only one vehicle no larger than a ¾-ton truck may be used by the occupant directly or indirectly in connection with a home occupation;
 - G. No external alterations or construction features can be made to accommodate a home occupation nor can any change be made which would change the fire rating of the structio of the fire district in which the structure is located;
 - H. There shall be no use or storage of material or mechanical equipment, either indoor or outdoor, not recognized as being part of a normal household or hobby use;
 - I. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. Utility consumption shall not exceed normal residential usage;
 - J. No use shall create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards or nuisances;
 - K. Only the occupants of the dwelling may be engaged in the home occupation;
 - L. The home occupation shall not require the services of commercial carrier freight deliveries at the site in a frequency greater than what is normally found in a residential area;
 - M. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located;
 - N. No business license shall be issued until a home occupation permit is obtained, pursuant to the municipal code;
 - O. A home occupation permit shall not be transferable;
 - P. There shall be no more than one home occupation in any dwelling unit;
 - Q. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of a home occupation permit;
 - R. Any special condition established by the Community Development Director and made a part of the record of the home occupation permit, as deemed necessary to carry out the intent of this section.
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