



HOME OCCUPATION APPLICATION

925 6TH STREET, ROOM 207
DEL NORTE, CO 81132

Phone: 719-657-4003

Anticipated exterior change to the existing property: (sign, building change or remodeling):

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Rio Grande County Land Use Development Code Section 2.06.B.4

4. Home Occupations

a. Purpose and Objective

The purpose and objective of these home occupation provisions are to provide for the operation of commercial activities on lots, parcels, properties, or tracts of land used for residential purposes under certain conditions. The intent of this section is to allow the reasonable and complementary use of premises for nonresidential purposes that do not negatively impact the residential character of an area. It is not to encourage the expansion or proliferation of commercial and industrial areas throughout the county.

b. General Provisions

- (1) All home occupations shall be incidental to a primary residential use.
- (2) All home occupations are required to obtain a home occupation permit from the Land Use Administrator.
- (3) All necessary license, certifications, approvals, or other authorizations shall be received by the issuing or regulating authority prior to commencing any home occupation activity. Proof of such shall be provided to the Land Use Administrator and shall be kept current throughout the duration of the home occupation use.

c. Standards

Home occupations are subject to the following standards:

- (1) Home occupation shall be operated entirely within a residential structure or a permitted accessory structure.
- (2) Home occupation shall not exceed twenty-five (25) percent of the gross square footage of the primary structure.



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- (3) Where a permitted accessory structure is used for the home occupation, additional off-street parking shall be provided, if required by the Land Use Administrator, in a manner not detracting from the character of the surrounding area
- (4) The home occupation activity shall be contained within a closed building, except for a family day care home.
- (5) Home occupations shall require no remodeling of the exterior of the dwelling or the accessory structure that changes the residential character
- (6) Home occupations shall not generate vehicular traffic in excess of that typically generated by residential dwellings. No parking or storage of commercial vehicles shall be permitted on the site
- (7) A home occupation shall not produce noise or obnoxious odors, vibrations, glare, fumes or electrical interference detectable by normal sensory perception outside the property boundary.
- (8) A home occupation shall employ no more than one (1) person in addition to those who are permanent residents of the dwelling unit.
- (9) A home occupation is required to comply with any state or federal regulations.
- (10) Any type of business or use that would detract from the residential character are prohibited.
- (11) Farming and ranching uses accessory to a residential principal use are exempt from these home occupation standards.

I have read the regulations for governing a Home Occupation and agree to abide by these conditions. I will notify the Land Use Department if my business changes.

Signature

Date

Date of site inspection: _____

Approved by: _____
Land Use Administrator

Date

Denied by: _____
Land Use Administrator

Date

Reasons for Denial: _____

