

SAGUACHE COUNTY LAND USE OFFICE
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HOME OCCUPATION RENEWAL APPLICATION

The Saguache County Board of Commissioners adopted Article VI of the Saguache County Land Development Code on April 1, 1998. This article requires that all Home Occupations be permitted by Saguache County. There will be a \$50.00 fee for the first year and a \$40.00 fee for each year thereafter for renewal of the permit.; The applicant is responsible for renewal of the permit annually. Violation of this ordinance can and will constitute a penalty of not more than \$600.

PROPERTY OWNER _____ PHONE _____

APPLICANT NAME _____ PHONE _____

BUSINESS NAME _____

MAILING ADDRESS _____

LEGAL DESCRIPTION _____

(application is incomplete and will be returned if legal description is not included)

STREET ADDRESS _____

BUSINESS TYPE _____

BUSINESS START DATE _____

NUMBER OF EMPLOYEES _____ SIGN SIZE _____

SQUARE FOOTAGE USED FOR BUSINESS _____

APPLICANT SIGNATURE _____ DATE _____

FOR OFFICE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____

FEE PAID \$ _____ RETURN DATE _____

PERMIT NUMBER _____ PARCEL NUMBER _____

ARTICLE VI

HOME OCCUPATIONS

VI.1. Purpose

The economic structure of Saguache County makes the existence of home-based businesses necessary to a large segment of the population. In the interest of encouraging small business within the County while preserving the residential nature of local neighborhoods certain restrictions concerning home occupations must be observed.

Ranching and farming activities are permitted under a different Article of this regulation, and the home occupation regulations do not apply to such agricultural activities.

VI.1.1. Permitted Uses

These regulations apply to any occupation or business conducted entirely within a dwelling or an accessory structure, or both, by a resident of the property and which is clearly incidental to the residential use of the structure. It also must meet the operating guidelines listed in this section.

VI.1.2. Operation of the Business

Home occupation commercial use must be secondary to the residential use, and it must not detract from the character of the neighborhood. Home occupations shall not give evidence that the structure is anything other than a dwelling. The exception to this shall be a permitted sign meeting the requirements listed in this Article.

VI.1.2.1. Nuisance

Home occupations shall not create any nuisance detectable beyond the property line. Examples of nuisances include, but are not limited to, smoke, dust, noise, glare, light pollution, odors, electrical interference, excessive trash or waste materials, or water pollution.

VI.1.2.2. Parking

On-street parking will be restricted to existing parking only immediately in front of the property in question. Any additional parking needed is required to be on the property. Delivery and pickup services are exempted. Large or heavy equipment parking or storage will not be permitted.

VI.1.2.3. Traffic

A home occupation shall cause no undue disturbance or impair traffic.

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effective November 17, 2008

VI.1.2.4. Employees

No more than two employees shall be allowed beyond those residing on the premises.

VI.1.2.5. Signage

One business sign shall be permitted on site. It shall be no larger than 32 square feet, and shall not be illuminated or animated. All Signage shall be in compliance with all other applicable State and County sign regulations. Any single-event Signage must be removed within three (3) days of the end of the event.

VI.1.2.6. Storage

No outdoor storage of equipment, material or merchandise shall be permitted. No storage on the premises explosives; highly flammable, or extremely hazardous materials, as defined by the U. S. Environmental Protection Agency, shall be permitted.

VI.1.3. Notice of Home Occupation

Prior to establishing a home occupation on a property, the owner must file with the Land Use Office a Notice of Home Occupation. The Notice must be resubmitted annually during the time the home occupation is in operation.