

FRUITA HOME OCCUPATION PERMIT

The proposed Home Occupation is (list specific activities conducted in home): _____

Business Name: _____ Location: _____

Owner's Name: _____ Telephone Number(s): _____

The purpose of this permit is to allow commercial ventures, which by the nature of the venture are appropriate in scale and intensity of use to be operated within a dwelling. Home occupations require a City of Fruita Business License and any other local, state or federal permits that may be required. Two types of home occupations are authorized by this Code: 1) Home Occupations meeting the standards of Section 17.07, as provided below, are permitted outright; and 2) Home Occupations exceeding the criteria or standards of Section 17.07 may be permitted subject to approval of a Conditional Use Permit.

Home Occupation: A commercial or business use within a dwelling unit by the residents thereof, which is incidental or secondary to the principle use of the dwelling for residential purposes. Only the residents of this home are eligible to work for the business at this location.

1. **Outdoor Storage and Display:**
 - a. All materials, vehicles, inventory, products, equipment, fixtures, and activities associated with the home occupation (i.e., that exceed what is customary for a single-family residence) shall be fully enclosed in a structure that complies with applicable building and land use codes. The owner is responsible for verifying building code compliance when no Planning Clearance is required.
 - b. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable materials) beyond those normally incidental to residential use is prohibited.
2. **Vehicles, Parking and Traffic:**
 - a. The home occupation site shall not be used as a dispatch for employees or vehicles to other locations beyond that which is customary for a residential use.
 - b. There shall be no commercial vehicle deliveries to the home occupation during the hours of 9:00 p.m. to 7:00 a.m.
 - c. There shall be no more than one (1) client or customer vehicle at any one time and no more than eight (8) per day at the home occupation site.
 - d. The home occupation shall not adversely affect traffic flow and parking in the neighborhood.
3. **Business Hours.** There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation from 7:00 a.m. to 9:00 p.m. only, Monday through Friday.
4. **Prohibited Home Occupation Uses:**
 - a. There shall be no advertising display, signage, or other indication of the home occupation on the premises other than that which is allowed by the applicable zone for residential uses as provided for in the Sign Code in Chapter 17.41.
 - b. Any activity that produces radio, TV, or other electronic interference, noise, glare, vibration, smoke, or odor beyond allowable levels as determined by local, state or federal standards, or that can be detected beyond the property line is prohibited.
 - c. Any activity involving on-site retail sales, including garage sales exceeding the thresholds of a temporary use, is prohibited; except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, produce or crafts produced on-site, and similar incidental items for sale by home business is allowed pursuant to this Section.
 - d. Any activity that may produce wastes not typically associated with residential use of the property.
5. **Enforcement.** The Community Development Director or designee may visit and inspect the site of a home occupation in accordance with this chapter periodically to ensure compliance with all applicable regulations, during normal business hours, and with reasonable notice.

I hereby certify I will comply with all of the above requirements and that I will maintain a current City of Fruita Business License or, I understand, the approval of this Home Occupation use may be revoked by the City of Fruita.

Applicant's Signature

Date

Community Development Approval

Date