

Date Received: _____

LAND MANAGEMENT DIVISION



LAND USE APPLICATION - DIRECTOR
Home Occupation: *EFU Zone*

PUBLIC WORKS DEPARTMENT 3050 N. DELTA HWY, EUGENE OR 97408 Planning: 541-682-3577

For Office Use Only. FILE # _____ FEE: _____

Applicant (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Applicant Signature: _____

Agent (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Agent Signature: _____

Land Owner (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Through applying for this application I authorize the Lane County Planning Director, designee, or hearings official to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. Lane County shall contact the Land Owner prior to the site visit to arrange an appropriate time for the site visit.

Land Owner Signature: _____

LOCATION

Township - Range - Section - Taxlot _____

Site address _____

PROPOSAL: A request for Director Approval of a Home Occupation in the Exclusive Farm Use Zone, pursuant to Lane Code 16.212(4)(a).

NOTICE: The Applicant is responsible for providing enough information in this application for staff to make reasonable findings or conclusions.

ADJOINING OWNERSHIP Is any adjacent property under the same ownership as the subject property? List the map and tax lot(s).

SITE PLAN A site plan must be included. Refer to the handout entitled "How to prepare your plot plan". Identify nearby driveways. Driveways spacing standards are contained in Lane Code 15.138.

ZONING _____

ACREAGE: _____

DESCRIBE THE ACCESS TO THE PROPERTY (circle the answer): Access to the homesite must comply with the Lane Code Chapter 15.

State Hwy County Rd Public Rd Private Easement/Private Road (submit a copy)

Road name: _____

EXISTING IMPROVEMENTS: What structures or development does the property contain? Will any structure be removed/demolished?

APPROVAL CRITERIA

Lane Code 16.212

(4) Special Uses - Director Approval. These uses are allowed after submittal of an application pursuant to LC 14.050 and after review and approval of the application pursuant to LC 14.100 with the options for the Director to elect to conduct a hearing or to provide written notice of the decision and an opportunity for appeal.

Describe the business. What will you be doing?

Will it involve any manufacturing? Yes No

If yes, describe the process:

What will be the hours of operation? _____

(a) Home occupations that comply with these requirements:

(i) Shall be operated by a resident of the property on which the business is located;

Who will operate the business? (name): _____

Will the person operating the business reside on the property? Yes No

If you answered No, explain why: _____

(ii) Shall employ on the site no more than five full-time or part-time persons;

How many employees are anticipated? _____

Explain: _____

(iii) Shall be operated substantially in the dwelling, or other buildings normally associated with uses permitted by LC 16.212;

(iv) No structure shall be constructed for the home occupation use that would not otherwise be allowed by LC 16.212;

What type of structure will the Home Occupation be operated within? _____

Will the Home Occupation be operated substantially within the structure? Yes No

Describe any components of the Home Occupation that will not take place within a structure:

(v) Shall not unreasonably interfere with uses permitted by LC 16.212 or with existing uses permitted by the zoning of nearby lands;

Note: Based on the nature of the proposed rural home business, the Director may require additional information that is not listed here.

How many customers will come to the property per week or month? _____

How many deliveries will occur at the property per week or month? _____

How much off-street parking is available? (Identify this on the site plan.) Number of spaces: _____

How will the outdoor storage related to the Home Occupation be shielded from the adjoining properties?

Will the Home Occupation generate any noise and/or odors? Yes No

Will the noise and/or odors interfere with existing uses nearby? If so, how will you mitigate the impacts to nearby neighbors?

Will the Home Occupation have any outdoor lighting? Yes No

Will the lighting interfere with nearby existing uses? If so, how will your mitigate the impacts to nearby neighbors?

Will the business increase your water usage? Explain below: Yes No

Will the business create a fire danger? Explain below: Yes No

Will the business require the use or handling of dangerous chemicals or other substances? Yes No

(vi) LC 16.212(10)(f) through (g) below;

(f) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm and forest use.

Explain how the proposed Home Occupation will comply with the above criterion.

(g) Will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.

Explain how the proposed Home Occupation will comply with the above criterion.

(vii) Shall not be used as a justification for a zone change;

If this application is approved, it will not constitute evidence that justifies a zone change.

(viii) Shall comply with any additional conditions of approval established by the Approval Authority;

If approved, the Applicant will have to comply with conditions of approval.

(ix) May include the parking of vehicles if the home occupation is located on high value farm land; and

Parking associated with the Home Occupation may include high value and non-high value farm soils. .

(x) Approved applications for home occupations shall be valid until December 31 of the year following the year that the application was initially approved or until December 31 of the year for which an extension of the approval was granted by the Director as provided in LC 16.212(4)(a)(x) below. Prior to December 31 of the year that the approval expires, the property owner or applicant who received initial approval, or a renewal pursuant to this section, shall provide the Director with written request for renewal of the home occupation and written information sufficient to allow the Director to determine if the conditions of approval and other approval criteria have been satisfied. The Director shall review this information for each approved home occupation to determine if it continues to comply with the conditions of approval. Home occupations which continue to comply with the conditions of approval shall receive a two-year extension of approval to December 31 of the second following year, and such extension shall be put in writing by the Director and mailed to the owner of the property upon which the home occupation is located. Home occupations which do not comply with the conditions of approval, or for which a request for renewal is not received pursuant to this section, shall not receive extended approval by the Director, and the Director shall mail written notice of the decision not to extend the approval to the owner of the property upon which the home occupation is located.

If this application is approved, it will be valid until December 31 of the year following the year of approval. If you wish to continue the business past that date, you must renew the approval.