

Date Received:

LAND MANAGEMENT DIVISION



LAND USE APPLICATION - DIRECTOR
Home Occupation: F2 Zone

PUBLIC WORKS DEPARTMENT 3050 N. DELTA HWY, EUGENE OR 97408 Planning: 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 Impacted Forest Lands Zone, pursuant to Lane Code 16.211(3)(n).

**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).

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**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 besides the existing dwelling?

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**APPROVAL CRITERIA**

**Lane Code 16.211**

**(3) Special Uses - Director Review. The uses in LC 16.211(3)(a) through (f-f) are allowed subject to compliance with the general provisions and exceptions in LC Chapter 16 and with the specific requirements in LC 16.211(3) below. Each use in 16.211(3)(a) through (f-f) below shall require submittal of an application pursuant to LC 14.050, and review and approval of the application pursuant to LC 14.100 with the options for the Director 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?

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Will it involve any manufacturing?            Yes            No

If yes, describe the process:

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What will be the hours of operation? \_\_\_\_\_

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**A use in LC 16.211(3)(a) through (s), (z) and (a-a) through (f-f) below may be allowed if:**

- **It will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.**

Explain how your proposal complies with the above requirements:

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- **It will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.**

Explain how your proposal complies with the above requirements:

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**A condition for approval of a use in LC 16.211(3)(c), (j), (n), (o) and (r) below shall be a written statement recorded with the deed or written contract with Lane County is obtained from the landowner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules.**

If your application is approved, you will need to sign and record a “Farm and Forest Management Agreement”.

**(n) 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: \_\_\_\_\_

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

How many employees are anticipated? \_\_\_\_\_

Explain: \_\_\_\_\_

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**(iii) Shall be operated substantially in the dwelling, or other existing buildings normally associated with uses permitted by LC 16.211(2) above;**

**(iv) No structure shall be constructed for the home occupation that would not otherwise be allowed by LC 16.211(2) above;**

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

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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:

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**(v) Shall not unreasonably interfere with uses permitted by the zoning of nearby lands or with uses allowed by LC 16.211(2) above;**

*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?

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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?

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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?

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

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

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

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**(vi) Shall comply with sanitation and building code requirements;**

A building or sanitation permit may be required.

**(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) 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(3)(n)(ix) 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 LC 16.212(3)(n)(ix), 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 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 application.