LAND MANAGEMENT DIVISION

TYPE II LAND USE APPLICATION –
Home Occupation: F2 Zone

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

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 Type II (Director Approval) of a Home Occupation in the Impacted Forest Lands Zone, pursuant to Lane Code 16.211(3)(n).

Version 8/2018
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: __________________________________________________________

Does a railroad or highway crossing provide the only access to the property (circle)? Yes  No

PRIOR DECISIONS: Provide information demonstrating compliance with any applicable prior decisions and conditions of approval for the subject property.

____________________________________________________________________________________________
____________________________________________________________________________________________

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

____________________________________________________________________________________________
____________________________________________________________________________________________

APPROVAL CRITERIA

Lane Code 16.211

(3) Special Uses –Director Review. The uses in LC 16.211(3)(a) through (g-g ) 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 (g-g ) below is allowed subject to prior submittal and approval of an application pursuant to Type II procedures of LC Chapter 14.

Describe the business. What will you be doing? Will it involve any manufacturing?

____________________________________________________________________________________________
____________________________________________________________________________________________

Home Occupation: F2
Will it involve any manufacturing?  
Yes  
No  
If yes, describe the process:

What will be the hours of operation?

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:

  • 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:

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:

(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 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?
____________________________________________________________________________________________

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 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?
____________________________________________________________________________________________
____________________________________________________________________________________________

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) 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.