

# CITY OF ROCK SPRINGS

212 D Street, Rock Springs, WY 82901 (307) 352-1540

## HOME OCCUPATION

### CONDITIONAL USE PERMIT



**NOTE:** Home Occupations are regulated by City Ordinance and must be approved by the Rock Springs City Planner. To apply for Home Occupation, a Business License Application must also be completed.

**Business Name:** \_\_\_\_\_

**Business Address:** \_\_\_\_\_

**Applicant's Name:** \_\_\_\_\_

#### COMPLIANCE CERTIFICATION:

**All Home Occupations shall be conditionally permitted uses of the residential dwelling and shall comply with the following conditions at all times:**

- Home occupations shall be conducted entirely within a dwelling and carried on solely by the occupants of the dwelling. A home occupation shall be incidental to the use of a dwelling unit for residential purposes.
- No more than 500 square feet of floor area may be used in connection with a home occupation or for storage purposes in connection with home occupations. Floor area shall include areas within a dwelling unit or within accessory buildings.
- Sales transactions, which do not involve delivery on the premises of a home occupation, are permitted. Sales, which involve the transfer of goods on the premises, are permitted to only one customer per calendar day.
- A home occupation shall not be open to the public at times earlier than 8:00 a.m. and not later than 10:00 p.m.
- There shall be no exterior storage of materials to be used in conjunction with a home occupation.
- A home occupation shall not produce offensive noise, vibration, smoke, electrical interference, dust odors, heat, fire hazard, or any other hazard or nuisance.
- A home occupation shall not use or generate toxic, explosive, flammable, combustible, corrosive, or radioactive materials.
- A home occupation shall have no advertising signs on the premises.
- There shall be no alteration of the residential appearance of the premises for the home occupation.
- There shall be no display of products visible in any manner from the outside of the dwelling.
- Home occupation conditional use permits shall not be issued for a use listed as a conditional use in any of the zoning districts established in the City of Rock Springs. Family child care homes and bed & breakfast inns shall be exempt from this section.
- The home occupation shall not increase vehicular flow and parking by more than one (1) vehicle at a time. A home occupation shall have no more than ten (10) customers daily entering the premises. Except as a gathering place for the purpose of taking orders for the sale of merchandise, which shall be held no more often than four (4) times per month and shall not increase vehicular flow and parking by more than ten (10) vehicles at any gathering.

#### Home Occupation Conditional Use Permit:

In the event the City Planner deems it to be necessary and appropriate, he/she may place additional reasonable conditions in the Home Occupation Conditional Use Permit.

The City Planner may modify or revoke the Home Occupation Conditional Use Permit of any person on the grounds of noncompliance with the General Conditions, or upon noncompliance with any additional conditions imposed by the City Planner.

The City Planner's decision of imposing additional conditions upon the applicant for a Home Occupation Conditional Use Permit may be appealed to the Planning and Zoning Commission. An applicant for a Home Occupation Conditional Use Permit may commence an appeal to the Planning and Zoning Commission by filing a Notice of Appeal to the Planning and Zoning Commission within ten (10) days of the City Planner's decision. Said Notice of Appeal shall contain a written statement of the decision of the City Planner and a concise statement of the reasons for the appeal. The applicant may appeal the additional conditions imposed by the City Planner, but the applicant may not appeal the General Conditions set forth in Section 3.

The Planning and Zoning Commission may uphold, rescind, or modify the decision of the City Planner. The Planning and Zoning Commission may modify a decision of the City Planner by imposing fewer conditions or adding other conditions to the Home Occupation Conditional Use Permit.

The City Planner's decision to revoke the Home Occupation Conditional Use Permit may be appealed to the Planning and Zoning Commission. The holder of a Home Occupation Conditional Use Permit, which has been revoked, may commence an appeal as set forth above.

It shall be unlawful for any person to violate the provisions of Section 13-815.N. of the Rock Springs Zoning Ordinance (Home Occupations). A violation of this section shall be a misdemeanor.

The City of Rock Springs may require a violator of Section 13-815.N. of the Rock Springs Zoning Ordinance (Home Occupations) to correct or remedy the violation by obtaining an injunction from a Court of proper jurisdiction.

**CONDITIONS OF APPROVAL:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE(S) REQUIRED:**

I acknowledge that I have read and understand the Home Occupation regulations and completed a Business License Application. I further agree, if the permit is approved, I will comply with all pertinent regulations and conditions of approval as set forth by the City of Rock Springs. Please note that if the City receives complaints of nuisances or hazards in relation to the home occupation, the City will investigate. I certify that the information provided with this application is true and correct.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

City Planning Approval \_\_\_\_\_ Date: \_\_\_\_\_