TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CONNECTICUT 06071

__SPECIAL USE PERMIT
HOME OCCUPATION

FEE: $360 ($60 TO State of CT) __

PLEASE TYPE OR PRINT

DATE:

APPLICANT: __________________________ ADDRESS:

LOCATION: _____________________________________________

OWNER OF PROPERTY: ______________________________________

ZONE __________ SPECIAL USE SECTION: __________________________

COPY OF DEED FOR PROPERTY DESCRIPTION - FOR ZONE CHANGE ONLY

STATE CLEARLY ACTION AND USE REQUESTED:

INTENDED USE OF PROPERTY SHOULD APPROVAL BE GRANTED

NUMBER OF OFF STREET PARKING SPACES __________________________

SIGNATURE ________________________________________________

DATE __________________________

DO NOT WRITE BELOW SIGNATURE

DATE OF HEARING SCHEDULED _______________ DATE HELD _______________
STATEMENT OF USE

LOCATION AND AREA WITHIN THE RESIDENCE: NUMBER OF EMPLOYEES:

HOURS OF OPERATION:

HAZARDOUS MATERIAL:

CUSTOMER COUNT:

HOURS OF OPERATION:

OUTSIDE DISPLAYS:

VEHICLES:

SIGNAGE: One sign compliant with current regulations will be allowed (a permit is required)

HANDICAP ACCESSIBILITY: Not applicable in this application

The Commission, as a special use, may permit a professional office, home occupation or bed-and-breakfast facility as an accessory use to a residence in an A-1 Zone. The following shall apply as applicable:

A. Said accessory uses are restricted to the residential owner.
B. A certified site plan shall be submitted in accordance with § 214-101 of these regulations.
C. Adequate off-street parking shall be provided on the premises.
D. Professionals and a bed-and-breakfast establishment may have one nonresident employee, except that a medical doctor or dentist may have two nonresident employees.
E. Office use and home occupations shall not occupy more than 25% of the total floor area of a residence.
F. The Commission shall establish reasonable requirements with respect to screening, time limits, hours of use and other factors which control such special use.

§ 214-4 Definition of Home Occupation:

A. Customary home occupation for gain carried on entirely within the dwelling by residents thereof and requiring only customary home equipment, provided that:

(1) The use is clearly incidental and secondary to the use of the building for dwelling purposes.
(2) The use does not change the residential character of the dwelling in any visible manner.
(3) The use does not create objectionable noise, odor, vibrations or unsightly conditions noticeable off the premises.
(4) The use does not create interference with radio and television reception in the vicinity.
(5) The use does not create a health or safety hazard.
(6) No more than one nonresident is employed for that purpose.
(7) No trading in merchandise is carried on.
(8) No personal physical service of any kind is performed.
(9) No external or internal alterations or construction features not customarily found in a home are required.
(10) No more than one commercial-type vehicle shall be used in connection with the home occupation.
(11) Not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

B. Tearooms, antique shops, barbershops and beauty shops shall not be permitted as "home occupations."