

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

HOME OCCUPATION FEE: \$185 (\$60.00 GOES TO STATE)

§ 214-39. Professional offices, home occupations and bed-and-breakfast establishments.

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."**