



FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212

Telephone 719-276-7360 / Facsimile 719-276-7374

Email: Planning@fremontco.com

Home Occupation I, II, III

Application Packet

Note: All applications prior to submittal must have gone through a pre-application meeting.

FREMONT COUNTY PLANNING & ZONING

Process & Requirements Overview

This accessory use is intended to be allowed in zone districts where residential uses are permitted, and where the home occupation is clearly incidental and secondary to the residential use, does not change the character and nature of the community, and has minimal impact on adjacent uses.

General Requirements:

Except as otherwise provided, there shall be no exterior advertising other than identification of the home occupation; such sign shall not be larger than two (2) square feet and shall not be illuminated; such sign shall be subject to other portions of this Resolution pertaining to signs.

There shall be only incidental sale of stocks, supplies, or products conducted on the premises.

No mechanical equipment is operated except such as normally used for purely domestic or household purposes; and provided further that in the pursuit of such home occupation, no equipment shall be used that creates off-site noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

A home occupation shall provide additional off-street parking area adequate to accommodate all needs created by the home occupation.

More than one (1) home occupation may be conducted in or on the same premises provided that the cumulative affect does not exceed any of the requirements of Home Occupation I, II, or III, as applicable.

Home Occupation I:

Such use shall be conducted by the inhabitants living in the principal dwelling, with no more than one (1) employee

The home occupation shall be wholly contained within the residence.

There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

Not more than one (1) commercially licensed vehicle or vehicle containing equipment or advertising related to the home occupation is parked on the premises.

A Home occupation I may include the following uses or any similar use or use which has similar neighborhood and infrastructure impacts: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, dog grooming, nail salons, family child care home (not more than eight (8) children, not including the resident's children) and professional offices (i.e., legal, surveying, engineering, architectural, planning, accounting, insurance.)

A Home Occupation I shall not include the following or any similar use or use which has similar neighborhood and infrastructure impacts: retail store, nursing home, hospital, medical clinic, veterinary premises, school, restaurant, lounge, financial institution, vehicle or boat repair shop, paint shop, machine shop, carpentry shop, upholstery shop, museum, rafting office, boarding and rooming houses, bed and

breakfast.

Home Occupation II:

This use is intended to be allowed in zone districts where residential uses are permitted in combination with large acreage parcels (one (1) acre or larger). This use is an accessory use provided all the following conditions are met.

Such use shall be conducted by the inhabitants living in the principal dwelling with no more than one (1) employee.

The home occupation may be conducted within a residence or a detached structure provided it complies with the size requirements and any other applicable regulations. Such use may be conducted outdoors provided all other provisions of the home occupation are met.

There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

The maximum area devoted to the home occupation by the use of a detached structure is one thousand (1000) square feet.

Not more than one (1) commercially licensed vehicle or vehicle containing equipment or advertising related to the home occupation is parked on the premises.

A Home occupation II may include the following uses or any similar use or use which has similar neighborhood and infrastructure impacts: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, dog grooming, paint striping, nail salons, family child care home (not more than eight (8) children, not including the resident's children) and professional offices (i.e., legal, surveying, engineering, architectural, planning, accounting, insurance

A Home Occupation II shall not include the following or any similar use or use which has similar neighborhood and infrastructure impacts: retail store, nursing home, hospital, medical clinic, veterinary premises, kennel, school, restaurant, lounge, financial institution, vehicle or boat repair shop, paint shop, machine shop, carpentry shop, upholstery shop, museum, rafting office, boarding and rooming houses, bed and breakfast.

Home Occupation III:

This use is intended to be allowed in zone districts where residential uses are permitted in combination with large acreage parcels (four and a half (4 ½) acres or larger). This use is an accessory use provided all the following conditions are met.

Such use shall be conducted by the inhabitants living in the principal dwelling with no more than two (2) employees.

The use may be conducted within a residence and/or a detached structure provided it complies with the size requirements and any other applicable regulations. Such use may be conducted outdoors provided all other provisions of the home occupation are met.

The maximum area devoted to the home occupation by the use of a detached structure is one-thousand-

five hundred (1500) square feet. If the home occupation is to be conducted within a residence, the home occupation must be wholly contained within the residence.

There shall be no exterior advertising other than identification of the home occupation; such sign shall not be larger than ten (10) square feet and shall not be illuminated; such sign shall be subject to other portions of this Resolution pertaining to signs.

Outdoor Storage on the premises of material or equipment used as a part of the home occupation will be allowed but shall be limited to one thousand (1,000) square feet and is required to be screened by an opaque security fence six (6) feet in height constructed of metal, wood, or masonry.

A Home Occupation III may include the following uses or any similar use or use which has similar neighborhood and infrastructure impacts: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, machine shop, carpentry shop, upholstery shop, minor vehicle or boat repair shop (not to allow the outdoor storage of inoperable vehicles and boats) gun repair shop, taxidermy, personal semi-tractor/trailer parking (two (2) units maximum), dog grooming, paint striping, paint shop, nail salon, family child care home (not more than eight (8) children, not including the resident's children), professional offices (i.e., legal, medical, dental, veterinarian office with no outdoor kennels, surveying, engineering, architectural, planning, accounting, insurance), and contractor's yard. For a contractor's yard refer to [section 5.03\(a\)](#) of Fremont County Regulations.

A Home Occupation III shall not be interpreted to include the following or any similar use or use which has similar neighborhood and infrastructure impacts: retail store, nursing home, hospital, restaurant, lounge, financial institution, rafting office, museum, and boarding and rooming houses.

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). The department requires one (1) electronic copy, one (1) hard copy of the application, one (1) hard copy all required submittals, and two (2) hard copies of the site plan.

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department. An additional full application fee may be charged to the applicant, as per Resolution approved by the Board of County Commissioners (Board), if all deficiencies as per the initial D & C Letter are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

The Department, Commission, and/or Board of County Commissioners (Board) may require additional information at any time during the application process as may be deemed necessary for thorough consideration of the application and to enable an informed final decision.

Applicants shall pay all application fees to the Fremont County Treasurer's Office. Upon receipt of a complete application, a Department representative will provide the applicant with a payment check list to present to the Treasurer's Office with payment.



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<input type="checkbox"/> Home Occupation I \$200.00	<input type="checkbox"/> Home Occupation II \$200.00	<input type="checkbox"/> Home Occupation III \$200.00
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PROPERTY INFORMATION: Provide information to identify the property and the proposed development. Attach additional sheets if necessary.

Property Address:	
Tax ID/Parcel Number:	Parcel size in Acres:
Zoning District:	Proposed Home Occupation:

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name(s) (Individual or Organization):
Mailing Address:
Telephone:
Email Address:

AUTHORIZATION REPRESENTATIVE / AGENT / CONSULTANT: Indicate person(s) submitting the application if different than the property owner(s). Attach additional sheets if necessary.

Name(s) (Individual or Organization):
Mailing Address:
Telephone:
Email Address:

By signing this Application, the Applicant, or the agent / representative / consultant acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of the Applicant’s knowledge and belief.

The Applicant understands that required private or public improvements imposed as a contingency of approval for the application may be required as a part of the approval process.

Fremont County hereby advises the Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of County Commissioners may take any and all reasonable and appropriate steps to declare null and void, any actions of the Board regarding the Application.

Signing this Application is a declaration by the applicant that all plans, drawings and commitments submitted with or contained within this Application are or will be in conformance with the requirements of the Fremont County Zoning Resolution.

Printed Name	Applicant Signature	Date

Printed Name	Owner Signature	Date



Fremont County Planning & Zoning Department
Home Occupation I, II, III, Application

1. Explain in detail what the home occupation use is:

2. Will you have any employees:
(b) If yes, how many employees? _____

3. Will the home occupation be wholly contained within the residence?
(b) If no, what is the square footage needed in a detached structure: _____

4. Will there be outdoor storage on the premises?
(b) If yes, what is the square footage needed for the outdoor storage area? _____

5. Will there be exterior advertising/Sign?
(b) If yes, what is the dimensions of the sign? _____

6. Explain why the use will have a minimal impact on adjacent properties:

7. Explain why the use will have a minimal impact on adjacent properties:

REQUIRED EXHIBITS

Submittals and exhibits should be clearly identified with section located on the bottom right-hand corner, or otherwise tabbed or marked. Any waiver requests shall be labeled as the same exhibit number.

REQUIRED ATTACHMENTS – SECTION TWO

<input type="checkbox"/> EXHIBIT 2.1	A copy of the most recent recorded deed.
<input type="checkbox"/> EXHIBIT 2.2	Written proof from the appropriate entity or service provider that water and sewer/septic services are adequate for all uses on the parcel.
<input type="checkbox"/> EXHIBIT 2.3	Attach a list of all agencies of local, state, or federal government that will be required to issue any permit, license, or other authorization for all or any part of the activity that comprises the Home Occupation
<input type="checkbox"/> EXHIBIT 2.4	<p style="text-align: center;">Plot Plan</p> <input type="checkbox"/> All structures proposed or existing with dimensions to property lines. <input type="checkbox"/> All utilities for the structures, including electric, gas, water, and sanitation. <input type="checkbox"/> All parking areas. <input type="checkbox"/> Outdoor storage area, if applicable. <input type="checkbox"/> Sign location, if applicable. <input type="checkbox"/> All exterior access points.