



TOWN OF NEDERLAND HOME OCCUPATION USE REVIEW FOR BUSINESS LICENSE

Applicant Name: _____

Mailing Address: _____

Physical Address: _____

Phone: _____ Circle one: Home - Cell

Business Phone: _____ Email Address: _____

Preferred Contact Method: Email / Phone

Name of Business: _____

Explanation of Business:

Do you **own** or **rent** this location? _____

If renting, please provide a letter from the landlord granting permission for use of property as a home occupation business.

REQUIRED DECLARATIONS:

1. Will the occupation be conducted entirely by members of the family occupying the dwelling and/or one on-site employee? YES NO _____ *staff*
2. Will the property be used primarily as a dwelling? YES NO _____ *staff*
3. Will the occupation consume more than one-half (1/2) of the floor area of the dwelling unit (accessory structures/garages are not included in square footage)? YES NO _____ *staff*
4. Will there be exterior signage identifying the home occupation? YES NO _____ *staff*
If yes, what size and location on the home? _____
5. Explain how the business use will not substantially alter the basic character of the neighborhood, or adversely impact the public safety and welfare. _____ *staff*

6. Explain how the business use will not create more noise, dust, odors, vibrations, lights, traffic or parking than is customary for the zoning district in which it is located, or that such increased impacts can be adequately mitigated. _____ staff

7. Will there be any storage needs? YES NO _____ staff
If yes, what square footage and location? _____

8. Will there be visits from customers and/or delivery services? YES NO _____ staff
If yes, how many per day/week/month? _____

CONDITIONS:

The Nederland Municipal Code (NMC, Sec. 16-76) permits home occupations, under limited conditions:

✓ No exterior advertising is permitted, except for a sign identifying the home occupation, which shall not exceed six (6) square feet. Any other method of advertising shall not solicit or direct persons to the address.

✓ Home occupations shall not generate excessive noise, vibration, smoke, dust, odors, heat or glare that is noticeable at or beyond the property line.

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

✓ Off-street parking shall be provided to accommodate the parking needs of the home occupation; home occupations shall not generate traffic which significantly affects the residential character of an area and shall not generate more trips per day (TPD) than the standard for a single-family dwelling unit (SFDU), which is ten (10) trips per day.

✓ Home occupations are permitted in Zoning Areas F, MR, LDR, MDR or HDR only.

Zoning District*: _____

*zoning map can be found at <http://nederlandco.org/government/town-documents/>

✓ **The home occupation shall not include:**

- A use prohibited in the zone district,
- An animal hospital,
- A restaurant,
- A bed and breakfast,
- A group home,
- An auto repair shop,
- A nursing home/convalescent home,
- A barber shop/salon,
- An excavating or heavy equipment rental,
- A mortuary,
- A use which requires a special review or a conditional use permit in the zone district,
- Marijuana cultivation in residential zoning districts.

FEE SCHEDULE:

- New Business Application Fee \$75.00
- Renewal Business Application Fee \$50.00
- Late Fee \$20.00

Cash or check made payable to the Town of Nederland.

Applicant shall indemnify and hold harmless the Town, its officers, employees, and agents against any and all claims arising from any occurrence occasioned by the permitted use. Approval of this permit by the Town of Nederland does not construe endorsement by the Town of Nederland for the product(s) being sold by the applicant. Applicant agrees to its conditions set forth in NMC Article IV, Sec. 16-76.

PLEASE SIGN AND DATE BELOW:

I fully understand and will comply with all the rules and regulations of the Town of Nederland Municipal Code. It is my responsibility to acquire all necessary approvals for this application, and to submit a completed application with appropriate fees to the Town Clerk. Finally, this application is complete and correct to the best of my knowledge.

Applicant Signature

Date

Please submit this application to:
Nederland Town Hall, Attn: Town Clerk, P.O. Box 396, or 45 W. First St., Nederland, CO 80466.

FOR OFFICE USE ONLY

Paid Amount _____ Received By: _____

Inspection Date _____

Application: Approved or Denied

Town Clerk _____ Home Occupation Use Review issued _____

If applicable – copy of Sales Tax License Application received

SOS Certificate of Good Standing

Inspection notes:

If denied, please state reason: