



TOWN OF WARNER, NH
Home Occupation
Application

Name: _____ Date: _____
Address: _____ Telephone # _____

Map # _____ Lot # _____ Zone _____

1. Physical description of property if different than mailing address:

2. Type of Home Occupation (describe in detail):

A. With this application submit the following:

1. Diagram of entire property with footages.
2. On diagram designate:
 - a. Area of business.
 - b. Parking spaces (if applicable)

- c. Storage of vehicles (if applicable)
- d. Lighting
- 3. Description of signage.
- 4. Hours and days of operation.
- 5. Number of employees including yourself.
- 6. Have the abutting property owners been made aware of this business?
Yes / No

Were there any objections? Yes / No

If yes, please state what they were: _____

B. Please describe on the attached sheet how the proposed home occupation meets each of the criteria set forth in Article III, Definitions, (Home Occupation) of the Warner Zoning Ordinance.

C. Please describe on the attached sheet how the proposed home occupation meets each of the criteria set forth in Article IV, Section P of the Warner Zoning Ordinance.

Applicant's Signature

Date

Town of Warner Zoning Ordinance

Amended: March 13, 2007

May be viewed on the Town website @

http://www.warner.nh.us/downloads/2007_zoning_ordinance_final.pdf

Article III

Definition

"Home Occupation" shall mean any business or profession conducted entirely within a dwelling, or an accessory building located on the same premises as the dwelling, which

- a. entails contact with the general public at the premises;
- b. is capable of being unobtrusively pursued;
- c. creates no nuisance nor any environmental, health or safety concerns;
- d. is clearly incidental and subordinate to the dwelling use;
- e. does not change either the character of the dwelling as a residence or the character of the neighborhood in which the Home Occupation is established;
- f. is conducted by the resident owner(s) of the dwelling;
- g. employs not more than the equivalent of one full time (40 Hours) person outside the family and
- h. utilizes an area (either in the dwelling or in an accessory building) of not more than twenty-five (25%) of the total floor area of the dwelling (including any functional basement). *[Approved March 2000, Amended March 2002]*

Article IV

General Provisions

P. Home Occupation: No new Home Occupation may be conducted or Existing Home Occupation expanded without first obtaining a *Use Permit* from the Board of Selectman. In addition to meeting the definition set forth in Article III, Section I, the applicant must agree to and demonstrate compliance with each of the following conditions in order to receive a Use Permit for a Home Occupation:

1. The use shall be carried out entirely within the dwelling or an accessory building located on the same premises as the dwelling, subject to the area limitations set forth in Article III, Section I
2. There shall be no display of goods or wares visible from the street.

3. The dwelling or accessory building in which the Home Occupation is conducted shall not be rendered objectionable to the neighborhood because of exterior appearance, emission of odors, gas, smoke, dust, noise, electrical disturbance, hours of operation or in any other way.
4. In a multi-family dwelling, the Home Occupation uses shall in no way become objectionable or detrimental to any residential use within the multi-family dwelling. It shall include no features of design not customary in buildings for residential use.
5. The use shall not create a traffic safety hazard, nor shall it result in a substantial increase in the level of traffic congestion in the vicinity of the dwelling.
6. No outside storage of equipment will be allowed in connection with the Home Occupation.
7. Any Use Permit for a Home Occupation (i) shall be nontransferable, (ii) shall automatically expire when the applicant(s) is no longer the resident owner(s) of the dwelling.
8. Commercial vehicles in connection with the Home Occupation may be stored on the premises. In connection with site plan review, the Planning Board may require that any parking area associated with or needed for the Home Occupation be effectively screened from abutting and facing residential properties by appropriate fencing or landscaping.
9. Site plan review by the Planning Board shall be required unless waived by the Planning Board.