

LAND MANAGEMENT DIVISION



LAND USE APPLICATION  
Rural Home Business: RR Zone

PUBLIC WORKS DEPARTMENT 125 E 8<sup>th</sup> AVENUE, EUGENE OR 97401 PLANNING: 682-3807

For Office Use Only: FILE #

CODE: DAHOCC

FEE:

Applicant (print name): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Agent (print name): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Agent Signature: \_\_\_\_\_

Land Owner (print name): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Land Owner Signature: \_\_\_\_\_

LOCATION

\_\_\_\_\_

Township      Range      Section      Taxlot

\_\_\_\_\_

Site address

**PROPOSAL:** A request for Director Approval of a Rural Home Business, pursuant to Lane Code 16.290(3).

**SITE PLAN** A site plan must be included. Refer to the handout entitled "How to prepare your plot plan". Identify nearby driveways. Driveways spacing standards are contained in Lane Code 15.138.

**ZONING:** \_\_\_\_\_

**ACREAGE:** \_\_\_\_\_

**DESCRIBE THE ACCESS TO THE PROPERTY (circle the answer):**

State Hwy

County Rd

Public Rd

Private Easement

**EXISTING IMPROVEMENTS**

Does the property contain any roads, structures, etc.?

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**(c) It shall employ or contract on the subject property no more than five full or part-time persons. The operator shall be considered as one of the five employees.**

How many employees will you have? \_\_\_\_\_

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(d) It shall be operated substantially in the dwelling or other buildings normally associated with uses allowed by LC 16.290(2) above. Any structure that would not otherwise be allowed by LC 16.290(2) shall not be allowed for use as a rural home business.**

**(i) "Operated substantially in" means indoors except accessory rural home business uses that are normally located outdoors such as: advertising signs for the rural home business; roads or driveways for ingress and egress; areas for loading or unloading business vehicles; customer or employee parking spaces; parking for vehicles operated as part of the rural home business; screened storage areas; and outdoor accessory uses similar to the above as determined by the Approval Authority.**

Will the use be operated substantially within the dwelling?      Yes                      No

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(ii) To determine if a structure is one that would not otherwise be permitted by LC 16.290(2), the external and internal structure shall be examined. If a rural home business requires a special structure within which to operate that is not useable, without significant alteration, for other uses allowed by LC 16.290(2), then the rural home business shall not be allowed.**

What type of structure will the use be operated within? \_\_\_\_\_

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(iii) The amount of building floor area of rural home businesses shall not exceed:**

To answer (aa) and (bb), refer to the list of communities on the last page of this application.

How much building floor area (in square feet) will the rural home business cover? \_\_\_\_\_

**(aa) 3,000 square feet for any parcel or lot located outside an unincorporated community; or**

Is the property within one of the following unincorporated communities? Yes No  
If yes, circle the community.

Unincorporated Communities:

Alvadore	Dorena	Leaburg	Rainbow
Blachly	Elmira	London	Saginaw
Blue River	Fall Creek	Lorane	Swisshome
Cheshire	Franklin	Mapleton	Trent
Crow	Glenada	Marcola	Triangle Lake
Culp Creek	Goshen	McKenzie Bridge	Vida
Cushman	Greenleaf	Nimrod	Walterville
Deadwood	Jasper	Noti	Walton
Dexter	Lancaster	Pleasant Hill	

**(bb) 4,000 square feet for any parcel or lot located inside an unincorporated community.**

Is the property outside one of the listed communities? Yes No

**(e) It shall not interfere with existing uses permitted by LC Chapter 16 on nearby land or with other uses allowed by LC 16.290(2) on nearby parcels without residences. Compliance with LC 16.290(3)(e) shall include, but shall not necessarily be limited to, addressing the compatibility of these rural home business operation concerns:**

Based on the nature of the proposed rural home business, the Director may require additional information that is not listed here. Submit any information you fee is relevant that is not listed below.

**(i) The number of business, service and customer vehicles and the adequacy of roads, driveways and parking for these vehicles;**

Will you have customers and/or deliveries at the business? How much off-street parking is available?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(ii) Buffering or screening of outdoor storage allowed under LC 16.290(3)(d)(i) above;**

Will the business require any outdoor storage? How will it be shielded from the adjoining properties?

\_\_\_\_\_  
\_\_\_\_\_

**(iii) Fire safety;**

Will the business create a fire danger? Have you contacted the fire department?

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**(iv) The hours of operation;**

What will be the hours of operation of the business? \_\_\_\_\_

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**(v) Any noise or odors;**

Will there be any noise or odors associated with the business? If so, how will you mitigate the impacts to nearby neighbors? \_\_\_\_\_

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**(vi) Outdoor lighting; and**

Will there be any outdoor lighting? How will it be shielded to prevent light trespass onto adjacent properties? \_\_\_\_\_

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**(vii) Appropriate handling of chemicals or substances that may be dangerous or harmful to the environment.**

Will the business require the use or handling of dangerous chemicals or other substances?

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**(f) Approval of applications for rural home businesses shall be valid until December 31 of the year following the year that the application was initially approved. Prior to the expiration of the December 31 approval date, the property owner or applicant who received the approval shall provide the Director with written request for renewal of approval for the rural home business and written information. The Director shall determine if the rural home business has been operated in compliance with the conditions of approval. Rural home businesses that continue to be operated in compliance with the conditions of approval shall receive a two-year extension of the approval. Rural home businesses for which a request for renewal of approval has not been received or which do not comply with the conditions of approval shall not be renewed by the Director. The Director shall provide the applicant with written notice of a decision to not renew the approval in accordance with LC 14.070(1). The applicant may appeal the Director's decision to the Hearings Official in accordance with LC 14.500.**

If this application is approved, it will be valid until December 31 of the year following the year of approval. If you wish to continue the business past that date, you must renew the approval.