

# Major Home Business

Handout #45-B Revised: 10/26/09

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## What is a Home Business?

Home businesses are commercial activities carried on within a dwelling by a member or members of the family who occupy the dwelling. The home business is secondary to the use of the dwelling for living purposes, and the residential character of the dwelling must be maintained.

In Clark County, home businesses must be owned and operated by the resident owner or renter. If more than one home business is operated out of the home, all businesses in combination must not exceed the applicable standards. Uses that are otherwise listed as permitted outright, a conditional use, or a use subject to review and approval under the zone in which the property is located, cannot be approved under the home business ordinance.

## Do all Home Businesses need a Home Business permit?

If your business has a minimal impact to the neighborhood, and is limited to the following standards, a home business permit from the county is not required. **However, a building permit may be required:**

In urban areas:

- A maximum of 25% of gross floor area or 1,000 square feet (whichever is less) of the dwelling and attached garage may be used for the business (see Attachment A -1 for "gross floor area" definition);
- No use of accessory structures for minor home business, and 900 s.f. major home business and;
- Maximum of 2 employees who come to the home business location, with one parking space on-site for each non-resident employee;
- No customers that come to the home business location;
- No outside storage;
- No heavy equipment; no more than one home business-related vehicle;
- No on-site retail sales; and,
- No more than one sign related to the home business of 2 square feet or less.

In rural areas:

- A maximum of 25% of gross floor area or 1,000 square feet (whichever is less) of the dwelling and attached garage may be used for the home business (see Attachment A -1 for "gross floor area" definition);
- Use of up to 400 square feet of an accessory structure;
- Maximum of two employees who come to the home business location, with one parking space on-site for each non-resident employee;
- No customers that come to the home business location;
- No outside storage;
- No heavy equipment; no more than one home business-related vehicle; and, no on-site retail sales; and,
- No more that one sign related to the home business of 2 square feet or less.

**Note:**

- There is no minimal lot size for exempt home businesses; and,
- Two or more exempt home business on the same parcel require application for a Type I or II Home Business permit if the combined features of each business exceed the above standards.

**What is the difference between a minor and major Home Business?**

The review process depends on whether you are in the urban or rural areas, and the extent of the impacts the business may have on the neighborhood. The distinctions are summarized below:

<b>Minor Home Business Urban</b>	<b>Minor Home Business Rural</b>
A maximum of 25% of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business	A maximum of 25% of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business
Use of up to 400 square feet of an accessory structure	Use of up to 1000 square feet of an accessory structure
Maximum of 2 on-site, non-resident employees; one parking space for each	Maximum of 3 on-site, non-resident employees; one parking space for each
Maximum of 6 on-site customers per day	Maximum of 6 on-site customers per day
No heavy equipment or outside storage; one business-related vehicle	No outside storage; 2 business-related vehicles; 2 pieces of heavy equipment
Incidental on-site retail sales only	Incidental on-site retail sales only
Hours of operation: 7 a.m. to 8 p.m.	Hours of operation: 7 a.m. to 8 p.m.
May have 1 sign up to 2 square feet in size	May have 1 sign up to 2 square feet in size

<b>Major Home Business Urban</b>	<b>Major Home Business Rural</b>
A maximum of 25% of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business	A maximum of 25% of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business
Use of up to 900 square feet of an accessory structure	Use of accessory structure based on parcel size; see table 40.260.100-1
Maximum of 3 on-site, non-resident employees; one parking space for each	Maximum number of on-site, non-resident employees based on parcel size; see table 40.260.100-1; one parking space for each
Maximum of 12 on-site customers per day	Maximum of on-site customers per day, see Table 40.260.100-1
No heavy equipment or outside storage; 3 business-related vehicle	Outside storage based on Table 40.260.100-1; vehicles and heavy equipment based on Table 40.260.100-1
No outside activity area	Activity area minimum 50' setback and screened
Incidental on-site retail sales only	Incidental on-site retail sales only
Minimum lot size: 10,000 square feet	Minimum lot size: 2.5 acres
Hours of operation: 7 a.m. to 8 p.m.	Hours of operation: 7 a.m. to 8 p.m.
May have 1 sign up to 2 square feet in size	May have 1 sign up to 2 square feet in size

**Note:** On-site retail (other than incidental), adult entertainment enterprises as defined in Clark County Code, Chapter 5.45, automotive recycling material facilities, and in urban areas, new facilities for servicing motor vehicles are prohibited.

**Are there other permits that may be required? Yes, in most cases.**

#### Building Permit

Depending upon your home business situation, you may need a residential or commercial building permit.

#### Residential Building Permit:

If your home business is to be located inside the home or in an attached garage, and the area used for the home business is 500 sq ft or greater, a Residential Building Permit is required.

The area used for a home business that are used by employees or customers are required to meet the American Disabilities ACT (ADA) standards, including parking, accessible route and entry under Section 3409 of the International Building Code (IBC). Home businesses over 500 square feet will be required to comply with all applicable provisions of the 2006 International Building Code (IBC), Section 3409 Accessibility to Existing Buildings

#### Commercial Building Permit:

If your home business is to be located in a structure that is detached from your home or the structure, addition, or space used for home business is over 500 sq ft, a commercial building permit will be required.

The area used for a home business that are used by employees or customers are required to meet the American Disabilities ACT (ADA) standards, including parking, accessible route and entry under Section 3409 of the International Building Code (IBC). Home businesses over 500 square feet will be required to comply with all applicable provisions of the 2006 International Building Code (IBC), Section 3409 Accessibility to Existing Buildings

Before the home business owner applies for a home business permit, they should meet with a Plans Examiner and Permit Services Specialist at the Clark County Permit Services Center to determine the extent of building permit requirements.

For more information call 397-2375, ext. 5019.

For more information on ADA call 397-2375, ext 4349 or 4177

Please note: Home business applications & building permits must be submitted at the same time.

#### Fire Marshal

Approval from the Fire Marshal will be required If your home business is a non-office type of work (e.g., wood working or other types of manufacturing), Call (360) 397-2375, ext. 3396 for more information.

#### State Electrical (i.e., Labor & Industries)

The State conducts all electrical plan reviews and inspections for the county. For all electrical work, call (360) 896-2300.

### Critical Areas

If you are proposing to construct new buildings or commence home business activities within an environmental critical area, additional permits may be required. Such critical areas include: shoreline management, critical aquifer recharge area (CARA), geo-hazard, floodplain, wetland and habitat. Contact the Permit Services Center.

### Health Department

If the home business will be utilizing a septic or water well system, you should consult with the Health Department. Call (360) 397-8428 for more information.

### **Is outside storage of home business related items allowed?**

Outside storage is allowed only for Major Rural Home Businesses. The storage area must be screened from public view. The required screening must meet the county's L3 landscaping standard which is defined as:

"The L3 standard provides physical and visual separation between uses or The L3 standard requires enough high shrubs to form a screen six (6) feet high and ninety-five percent (95%) opaque year around. In addition, one tree is required per thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area.

"Groundcover plants must fully cover the remainder of the landscaped area. A six (6) foot high wall or fence, with or without a berm, may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area."

**Are there additional requirements if I live on a private road?**

Under the Type II review process, the county will visit the site and may require certain roadway improvements to ensure dust, noise, trip generation, and road safety and maintenance are adequately addressed.

**What is the application process?**

Staff at the Permit Services Center, located at the Public Service Center, 1<sup>st</sup> Floor, 1300 Franklin Street, Vancouver, Washington, will assist with the application process.

For a Major Home Business, the first step is to determine if a State Environmental Policy Act (SEPA) environmental checklist must be submitted. Generally, if your Home Business proposes the following, a complete SEPA checklist must be submitted with your application:

<b>Activity</b>	<b>Urban</b>	<b>Rural</b>
Parking spaces	40 spaces or more	20 spaces or more
Agricultural buildings	10,000 Square Feet or more	10,000 square feet or more
Commercial, office, school, recreation, storage/served buildings	12,000 square feet or more	4,000 square feet or more
Grading	500 cubic yards or more	500 cubic yards or more

Also, if any proposed activity will take place in any of the following critical areas, a critical area permit (e.g., Shoreline or Habitat permit) and a SEPA review is required:

- Shoreline
- Unstable Slopes
- Slopes over 40%
- Floodplain
- Wetlands
- Habitat

Permit Services staff will assist the applicant in determining if a SEPA checklist is required with the application. The SEPA Review Application Form and Environmental Checklist are available at the Permit Services Center.

Once the SEPA checklist is completed, submit the application package to the Permit Services Center to include:

- Completed checklist (if required);
- Completed and signed application form;
- For Urban Home Businesses:
  - Completed and signed “Application Agreement and County Decision” form, and
- For Rural Home Businesses:
  - Submittal of all items listed on the “Major Home Business Rural Submittal Requirements” (see Attachment B-6);
- For Major Home Businesses on a private road:
  - Submittal of all items listed on the “Home Business Private Road Access Review Submittal Requirements” (see Attachment B-7)
- Application fee(s).

A decision on the application will be made within 78 days from the date the application is deemed Fully Complete.

**Note:** A pre-application conference is not required for a Home Business request.

### **What is a SEPA Checklist and what is its purpose?**

The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts of the proposed developments be conducted. County staff and interested agencies will review the home business application to determine compliance with applicable Federal, State and County Code. A determination will then be made as to whether the impacts will be considered such as: Non-significance (DNS), mitigated non-significance (MDNS), or significance (DS). For a DNS or MDNS determination, an analysis will be incorporated within the Staff Report & Decision referenced below. If a DS determination is made, the applicant is required to prepare an Environmental Impact Statement (EIS) prior to the County considering the proposed home business. The SEPA determination is then published in "The Columbian" newspaper.

### **What if I didn't submit all of the required information?**

For Major Home Business (Type II review) applications, the County conducts two application checks to ensure that applications are complete before staff begins their development review process. Prior to accepting your application over the counter, the Permit Services staff will conduct a "**Counter Complete**" review of your submittal packages. This initial review ensures that **all items with a bold underlined space** listed within the Major Home Business review submittal requirements have been submitted before accepting your application (see attached submittal lists).

Once your application is accepted, the original submittal package is routed to our review staff. Staff conducts a second completeness check, known as the "**Fully Complete**" review. This more detailed review ensures that **all items with a box to the left** listed under the numbered headings of the attached submittal requirements have been submitted. As an example, does the "Site Plan" include the "Location and dimensions of all structures, outside storage areas and activity areas?"

If required items are missing from your original submittal, you will receive a letter of "Not Fully Complete," with a list of the missing items. If you have not submitted the requested information within 30 days of this written request, staff will return your application and refund the application fee, less the processing costs incurred to date.

If **all** of the submittal requirements have been met, you will receive a "Fully Complete" determination letter and the technical review will begin.

### **What kind of public notice is provided?**

For Major Home Businesses, a public notice describing the proposal will be mailed to property owners within a 300' radius of the project (if within an urban growth boundary) or a 500' radius of the project (if outside an urban growth boundary), the area neighborhood association representative, and to the applicant. Notice will also be posted in the Columbian newspaper. This notice is mailed within 14 calendar days from the "Fully Complete" date.

The notice will invite written comments to be submitted within 14 calendar days of the date of the notice. Copies of any written comments received in a timely manner will be sent to the applicant. The applicant may submit a written response to the comments received within 14 days from the date the comments are mailed to the applicant.

**Who makes the decision and when will it be made?**

For major Home Businesses (Type II review), a decision by the Responsible Official will be mailed to the applicant within 78 days of a Fully Completed determination.

**Can the decision be appealed?**

The Responsible Official's decision may be appealed to the County Hearings Examiner by the applicant or any person or group. An appellant must submit an appeal application and **\$5,240** (Planning =\$4,826; Engineering = \$414) fee within 14 calendar days after the written notice of the decision is mailed.

**What are the Home Business Application fees?**

The following fees apply to home business applications.

Major Urban Type II Review without private road access	<b>\$2,696</b>
Major Urban Type II Review	<b>\$2,696</b>
Plus: private road access	<b>\$654</b> (Planning = 532 + Engineering = \$122)
Major Rural Type II Review	<b>\$2,696</b>
Plus: private road access	<b>\$654</b> (Planning = 532 + Engineering = \$122)
Plus: activity area screening	<b>\$532</b>
Other fees (if applicable)	
SEPA	<b>\$1,528</b>
Fire Marshal*	<b>\$434</b>
CARA permit**	<b>\$1,378</b>

\* Approval from the Fire Marshal will be required If your home business is non-office type of work (e.g., wood working or other types of manufacturing).

\*\* Certain activities can have a negative impact on groundwater such as vehicle service and repair shops, auto wrecking, storage of hazardous substances, and similar activities and are required to receive approval under a Critical Aquifer Recharge Area (CARA) permit prior to issuance of a Home Business Permit.

Please Note:

- Approval of this application does not constitute approval of modification to existing driveways or construction of a new driveway. Construction of a new driveway or modification to an existing driveway requires a "Driveway Approach Permit," which is issued at the Permit Services Center; and,
- This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code Section 40.260.100 Home Businesses.

1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>

**ADA COMPLIANCE PROGRAM:**



For an alternate format, contact the Clark County ADA Compliance Office, V (360) 397-2375-2025; TTY (360) 397-2445; E-Mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Attachments:**

- **Attachment B-1 - Home Business Definitions**
- **Attachment B-2 – Table 40.260-100-1 Rural Major Home Business Requirements**
- **Attachment B-3 – L3 Screening Standards**
- **Attachment B-4 - Major Home Business Urban Applicant Agreement and County Decision**
- **Attachment B-5 - Major Home Business Rural Applicant Agreement and County Decision**
- **Attachment B-6 – Major Home Business Rural Submittal Requirements**
- **Attachment B-7 - Home Business Private Road Access Review Submittal Requirements**

## Attachment B-1

### Home Business Definitions

**Activity area** - See home business activity area.

**Gross Floor Area** - includes basement and attached garage, but does not include an unfinished attic or a detached garage.

**Heavy equipment** - means any free-standing piece of equipment with a gross vehicle weight of 15,000 pounds (as defined by the manufacturer) or greater that is used for the purpose of a home business and that is typically transported to a job site by a vehicle. The term shall include equipment that is motorized or non-motorized, stationary, or self-propelled. Tools or pieces of machinery that are permanently located within an accessory structure shall not be counted as heavy equipment for the purposes of this section. 3. Home business. Home business means a business in conjunction with a residential use which results in financial remuneration from a product or service and is conducted by at least one resident occupying the dwelling on the subject property.

**Home business activity area** - (hereafter activity area) means a defined outside area used in conjunction with a home business that includes all outside activities associated with the home business, including, but not limited to parking areas used for business vehicles and equipment, areas used for loading and unloading, worker or client parking areas, and areas used for outdoor storage.

**Incidental retail sales** - means retail sales that are ancillary and secondary to the home business, such as selling shampoo from a home hair salon.

**Outdoor Storage** - means the outdoor holding of any materials or merchandise, whether covered or uncovered, used or associated with a home business.

**Trailer** - is a non-motorized vehicle that is licensed for road use that is used exclusively, or in part, for the purpose of a home business. Trailers equipped by the manufacturer as combination tractor-trailers shall not be counted as a separate trailer, but shall be considered together with their tractor a part of a single vehicle.

**Vehicle** – (for the purposes of this ordinance) means any motorized vehicle licensed for road use that is used exclusively, or in part, for the purpose of a home business. A vehicle equipped by the manufacturer to serve as a combination tractor-trailer shall be counted as a single vehicle.

**Attachment B-2**

<b>TABLE 40.260.100-1 Rural Major Home Business Requirements</b>						
Lot size (acres) <sup>1</sup>	2.5 & < 5	5 & < 7.5	7.5 & < 10	10 & < 15	15 & < 20	20
Maximum allowable use of accessory structures (sq. ft.) <sup>2</sup>	2,500	3,000	3,500	4,000	4,500	5,000
Maximum number of non-resident employees <sup>3</sup>	4	4	4	6	6	6
Maximum activity area <sup>4</sup>	2% of parcel size	2% of parcel size	2% of parcel size	2% of parcel size	2% of parcel size	2% of parcel size
Maximum number of vehicles	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>
Maximum number of trailers	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>
Maximum number of pieces of heavy equipment	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>	No limit <sup>5</sup>
Maximum number of trips per day (roundtrips) (i.e., total number of customers per day)	6	8	10	12	12	12

Footnotes:

<sup>1</sup> Parcels in contiguous ownership may **not** be added together for purposes of determining parcel size.

<sup>2</sup> Accessory structure is defined in Section 40.100.070, and does not include an attached garage.

<sup>3</sup> Includes contract employees and full-time employee equivalents.

<sup>4</sup> As defined in Subsection 40.260.100(C)(4).

<sup>5</sup> Must be kept within the landscaped/screened activity area.

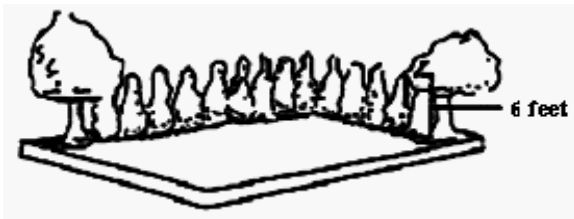
**Attachment B-3**

**L3 Screening Standards**

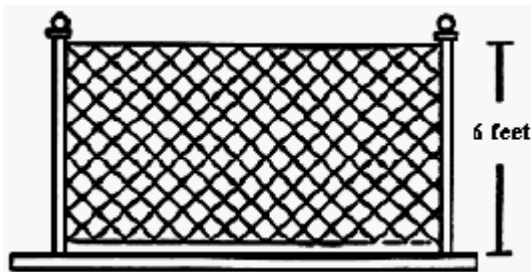
**Intent** The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

**Required Materials** The L3 standard requires enough high shrubs to form a screen six (6) feet high and ninety-five percent (95%) opaque year around. In addition, one (1) tree is required per thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six (6) foot high wall or fence that complies with an F1 or F2 standard (see Figure 40.320.010-6 and Figure 40.320.010-7 below) with or without a berm may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area (see Figure 40.320.010-3 below).

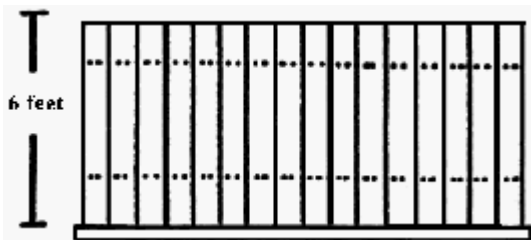
**Figure 40.320.010-3  
L3 - High Screen Landscaping**



**Figure 40.320.010-6  
F1 - Partially Sight Obscuring Fence**



**Figure 40.320.010-7  
F2 - Totally Sight Obscuring Fence**



**Attachment B-4**

**MAJOR HOME BUSINESS  
URBAN  
APPLICANT AGREEMENT AND COUNTY DECISION**

**Case Number (Assigned upon application):**

**Applicant Name:**

**Home Business Address:**

**Description of Home Business:** \_\_\_\_\_

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

The following is a list of the required conditions for operating a Home Business, Major - Urban. Please read and initial each item, and sign the certification agreeing to comply with these conditions.

- I am the owner and operator of the subject home business, and resident owner or renter of the property who occupies the property as their principal resident.
- The home business will not occupy more than 25% of the gross floor area of the dwelling or exceed 1,000 square feet, whichever is less.
- No more than one sign related to the home business of two square feet or less in size will be posted on the property.
- Only incidental on-site retail sales will be allowed; and, the following activities will not take place on the property: adult entertainment enterprises as defined in Clark County Code, Chapter 5.45, automotive recycling materials facilities, and new facilities for servicing motor vehicles.
- No more that 900 square feet of an accessory structure will be used for the business.
- No more than 3 non-resident employees who come to the home business location will be allowed, and one additional on-site parking space will be provided for each non-resident employee.
- No more than 12 customers per day will come to the home business location.
- There will be no outside storage.
- There will be no heavy equipment and no more than 3 home business-related vehicles.
- The hours of operation will not extend beyond 7 a.m. to 8 p.m. for on-site business.
- The parcel upon which the home business is located is 10,000 square feet or greater in size.

**Home Businesses on Private Roads**

- The home business is **not** accessed from a private road, OR
- The home business is accessed from a private road, and all items listed under the "Home Business Private Road Access Review Submittal Requirements" have been submitted.

I have read and understand the above conditions for a Type II Rural Home Business, and agree to abide by these conditions; and certify that all information submitted with this application is complete and correct. I understand that I must continually meet these standards and any conditions of approval specified in the decision in order to maintain a valid permit, and that this permit shall be automatically void if I change residences. **I attest that all structures used for this home business are in compliance with applicable building and fire codes.**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Letter of authorization required if other than property owner)

Staff use only:

**DECISION**

Findings:

1. The subject parcel is zoned \_\_\_\_\_; and the proposed use (i.e., home business) **is/ is not** a permitted use, conditional use or review and approval use listed within this zone; and,
2. All structures used in the home business are legally permitted.

Based on the information submitted in the application packet, the above certification, and other information in County records, County staff has reviewed this request against the applicable standards and criteria in Clark County Code Section 40.260.100, summarized above, and have determined that this permit is:

**DENIED Reason:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPROVED, subject to the standard conditions identified above and additional conditions listed below:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**STAFF:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**Attachment B-5**

**MAJOR HOME BUSINESS  
RURAL  
APPLICANT AGREEMENT AND COUNTY DECISION**

**Case Number (Assigned upon application):**

**Applicant Name:**

**Home Business Address:**

**Description of Home Business:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following is a list of the required conditions for operating a Home Business Major – Rural. Please read and initial each item, fill-in the blanks, and sign the certification agreeing to comply with these conditions.

- I am the owner and operator of the subject home business, and resident owner or renter of the property who occupies the property as their principal resident.
- The home business will not occupy more than 25% of the gross floor area of the dwelling or exceed 1,000 square feet, whichever is less.
- No more than one sign related to the home business of two square feet or less in size will be posted on the property.
- The lot size upon which the home business is located is  acres (minimum 2.5 acres required).
- Only incidental on-site retail sales will be allowed; and, the following activities will not take place on the property: adult entertainment enterprises as defined in Clark County Code, Chapter 5.45, automotive recycling materials facilities, and new facilities for servicing motor vehicles.
- Under Table 40.260.100-1, I am allowed to use up to  square feet of accessory structures for the home business, and agree not to exceed this amount.
- Under Table 40.260.100-1, I am allowed up to  non-resident employees who come to the home business location, and agree not to exceed this amount.
- Under Table 40.260.100-1, I am allowed to have up to  customers per day, based on my land area, and agree not to exceed this amount.
- Under Table 40.260.100-1, I am allowed an outside storage area up to 2 % of the parcel size, which is  square feet, and agree not to exceed this amount.
- All outside activity areas will be screened per the approved (attached) site plan.
- The hours of operation will not extend beyond 7 a.m. to 8 p.m. for on-site business.

**Home Businesses for Servicing Motor Vehicles**

- The home business is **not** providing servicing for motor vehicle, **OR**
- The home business is providing motor vehicle services; and,
- The activity area is no more than 2% of the parcel;
- The accessory structure utilized for this home business (if applicable) does not exceed 1,500 square feet in size; and,
- The activity area is proposed to be landscaped and screened to the L3 standard.

**Home Businesses on Private Roads**

- The home business is **not** accessed from a private road, **OR**
- The home business is accessed from a private road.

I have read and understand the above conditions for a Type II Rural Home Business, and agree to abide by these conditions; and certify that all information submitted with this application is complete and correct. I understand that I must continually meet these standards and any conditions of approval specified in the decision in order to maintain a valid permit, and that this permit shall be automatically void if I change residences. **I attest that all structures used for this home business are in compliance with applicable building and fire codes.**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Letter of authorization required if other than property owner)

Staff use only:

**DECISION**

Findings:

1. The subject parcel is zoned \_\_\_\_\_; and the proposed use (i.e., home business) **is/ is not** a permitted use, conditional use or review and approval use listed within this zone; and,
2. All structures used in the home business are legally permitted.

Based on the information submitted in the application packet, the above certification, and other information in County records, County staff has reviewed this request against the applicable standards and criteria in Clark County Code Section 40.260.100, summarized above, and have determined that this permit is:

- DENIED Reason:** \_\_\_\_\_
- APPROVED, subject to the standard conditions identified above and additional conditions listed below:**
  1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_

**STAFF:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**MAJOR HOME BUSINESS  
RURAL  
SUBMITTAL REQUIREMENTS**

The following checklist identifies information to be included with the Application. All items with a bold underlined space (i.e., **\_\_\_**) must be submitted before the application will be considered “**Counter Complete.**” All items with a box to the left must be submitted before the application will be determined “**Fully Complete.**” All bulleted items must be submitted, as applicable, but are not a “Fully Complete” requirement.

At the time of application, only **one copy of the main submittal**, with original signatures, **shall be submitted and bound by a jumbo clip or rubber band.** One copy of any **special studies** (e.g., wetland, floodplain, etc) **shall also be submitted but bound separately.**

1. **\_\_\_ APPLICATION FORM** - The application form shall be completed and original signed in ink by the applicant.

2. **\_\_\_ APPLICATION FEE** - The applicable fee for a Home Business review shall accompany the application. The check is to be made payable to "Clark County Community Development".

3. **\_\_\_ DEVELOPER’S GIS PACKET INFORMATION**

A copy of the “Developer’s GIS Packet” shall be submitted with the application. Applicants have the option of requesting their GIS Developer’s Packet in PDF format on a CD or posted to one of our FTP sites. To order Developer’s Packets, please contact Linda Mattila by phone (360) 397-2391 ext. 4641 or email at [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov).

The packet includes the following:

- General Location Map
- Property Information Fact Sheet
- Arterial Roadway, C-Tran Bus Routes, Parks and Trails Map
- Elevation Contours Map
- Photography Map
- Photography Map with Contours
- Zoning Map
- Comprehensive Plan Map
- Water, Sewer and Storm Systems Map
- Soil Type Map
- Environmental Constraints Map
- Quarter Section Map

4. **\_\_\_ LEGAL DESCRIPTION** - A full and complete legal description of the property must be submitted (*available from a Title Company or a Surveyor*).

5. **\_\_\_ APPLICANT AGREEMENT AND COUNTY DECISION FORM** - A completed and signed "Home Business Applicant Agreement and County Decision" form must be submitted.
6. **\_\_\_ SITE PLAN** – a site plan, drawn to scale, must be submitted that identifies the following:
- Location (i.e., distances from property line to structures) and dimensions of all structures, outside storage areas and activity areas;
  - Location of existing vegetation to remain, to include species, width and height;
  - Location of existing berms, fences and/or walls to remain;
  - Location, species, width and height of proposed vegetation; and,
  - Location, width and height of proposed berms, walls and fences.
7. **\_\_\_ WRITTEN NARRATIVE** - A written narrative must be submitted to include the following:
- A description of the home business, including activity levels; size of activity area, number of employees (if any), number of daily customer and deliveries, etc.
  - How the outside activity area is proposed to be visually screened from adjacent residences, either by existing vegetation, terrain, or sight obscuring landscape/screening methods to at least an L3 standard, as established in Clark County Code, Section 40.320.010 (see Home Business Information Handout, pages 2-3).
  - How the outside activity area will be set back from the property line a minimum of 50 feet, or the existing terrain provides a sight-obscuring barrier, landscaping and screening
8. **\_\_\_ ASSOCIATED PERMIT APPLICATIONS** - Where the proposed Home Business triggers other permit (e.g., stormwater, habitat, wetland, forest practices, etc.), such permit applications shall be included with the Home Business application package.
9. **SUBMITTAL COPIES:**
- \_\_\_ One copy of the main submittal, bound by a jumbo clip or rubber band, with original signatures; and,
- \_\_\_ One copy of any special studies (e.g., wetland, floodplain, etc) bound separately.

After the application is fully complete, the new copies must contain revisions and any additional information required in the fully complete review. The copies must be bound using jumbo clips, stapled or spiral bound. The applicant must select Option A or B below and proceed as follows:

**Option A:**

Submit a **CD** in PDF format, with a copy of the fully complete application. Any special studies, except for archaeological studies, shall also be included on the

CD. Any required archaeological studies shall be submitted on a separate CD. The main CD application shall be organized as follows:

- A. The application submittal shall be organized in the same order as the fully complete application table of contents, with a separate PDF document for each separate item.
- B. The PDF document must be organized into separate files. Each PDF file must be labeled with a number followed by a name (example):
  - 1. Cover Sheet and Table of Contents
  - 2. Application Fee
  - 3. Pre-Application Conference report
  - 4. etc.

If submitting by CD, you will also need to include 3 full-size sets of paper plans.

**OR**

**Option B:**

Submit five (5) additional individually bound paper copies of the fully complete application, except any special studies as identified within the "Pre-Application Conference report."

We are also requesting that an electronic copy of the land division/site plan be submitted by email to:

[angie.merrill@clark.wa.gov](mailto:angie.merrill@clark.wa.gov)

The applicant will also be required to submit additional individually bound copies of any special studies as identified below.

Copies of any special studies (as identified within the "Pre-Application Report") as following:

- 1 original and 1 copy - Archeological Pre-Determination Report
- 1 original and 1 copy - Archeological Study
- 1 original and 3 copies - Traffic Study and Road Modification requests
- 1 original and 2 copies of all other special studies or permits to include: Critical Aquifer Recharge Areas (CARA) floodplain, geo-hazard, habitat, shoreline, stormwater, erosion control plan, and wetland).
- 2 reduced copies of 11" x 17" for all sheets larger than 11" x 17."

Mining Permit Applications - A 6<sup>th</sup> copy of the main submittal package must be submitted for distribution to the Department of Natural Resources (DNR).

**HOME BUSINESS  
PRIVATE ROAD ACCESS REVIEW  
SUBMITTAL REQUIREMENTS**

The following checklist identifies information to be included with the Application. All items with a bold underlined space (i.e., **\_\_\_**) must be submitted before the application will be considered “Counter Complete.” All items with a box to the left must be submitted before the application will be determined “Fully Complete.” All bulleted items must be submitted, as applicable, but are not a “Fully Complete” requirement.

At the time of application, only **one copy of the main submittal**, with original signatures, **shall be submitted and bound by a jumbo clip or rubber band**. One copy of any **special studies** (e.g., wetland, floodplain, etc) shall also be submitted but bound separately.

1. **\_\_\_ APPLICATION FORM** - The application form shall be completed and original signed in ink by the applicant.

2. **\_\_\_ APPLICATION FEE** - The applicable fee for a Home Business review shall accompany the application. The check is to be made payable to "Clark County Community Development".

3. **\_\_\_ DEVELOPER’S GIS PACKET INFORMATION**

A copy of the “Developer’s GIS Packet” shall be submitted with the application. Applicants have the option of requesting their GIS Developer’s Packet in PDF format on a CD or posted to one of our FTP sites. To order Developer’s Packets, please contact Linda Mattila by phone (360) 397-2391 ext. 4641 or email at [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov).

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- Soil Type Map
- Environmental Constraints Map
- Quarter Section Map

4. **\_\_\_ LEGAL DESCRIPTION** - A full and complete legal description of the property must be submitted (*available from a Title Company or a Surveyor*).

**5. \_\_ APPLICANT AGREEMENT AND COUNTY DECISION FORM** – A completed and signed “Home Business Applicant Agreement and County Decision” form must be submitted.

**6. \_\_ SITE PLAN** – a site plan, drawn to scale, must be submitted that identifies the following:

- Location and dimensions of the private road (i.e., roadway easement or separate tract) and all properties having access to the road;
- Existing roadway improvements (e.g., gravel, asphalt, curbs etc), type, location and dimensions.
- Proposed roadway improvements (e.g., gravel, asphalt, curbs etc), type, location and dimensions.

**7. \_\_ WRITTEN NARRATIVE & EVIDENCE** - A written narrative and evidence must be submitted describing how the existing and/or proposed roadway improvements will ensure that safety and maintenance impacts are adequately mitigated. The impacts shall include, but are not limited to dust, noise, trip generation, and road safety and maintenance.

**8. \_\_ ASSOCIATED PERMIT APPLICATIONS** - Where the proposed Home Business triggers other permit (e.g., stormwater, habitat, wetland, forest practices, etc.), such permit applications shall be included with the Home Business application package.

**9. \_\_ SUBMITTAL COPIES**

\_\_\_ One copy of the main submittal, bound by a jumbo clip or rubber band, with original signatures; and,

When all required information is submitted with the original application, the applicant will be directed to submit five (5) additional individually bound copies of the main submittal, including copies of the “Developer’s GIS Packet”. These copies must contain any revisions or additional information required in the Fully Complete review, and be bound using jumbo clips, stapled, etc.

# DEVELOPMENT REVIEW APPLICATION FORM

(Form DS1000-Revised 12/24/08)



<b>PROJECT NAME:</b>		
<b>TYPE(S) OF APPLICATION (See Reverse Side):</b>		
<b>DESCRIPTION OF PROPOSAL:</b>		
<b>APPLICANT NAME:</b>	Address:	
E-mail Address:	Phone and Fax:	
<b>PROPERTY OWNER NAME</b> (list multiple owners on a separate sheet):	Address:	
E-mail Address:	Phone and Fax:	
<b>CONTACT PERSON NAME</b> (list if not same as APPLICANT):	Address:	
E-mail Address:	Phone and Fax:	
<b>PROJECT SITE INFORMATION:</b>	Comp Plan Designation:	
Site Address:		
Cross Street:	Zoning:	Serial #'s of Parcels:
Overlay Zones:	Legal:	Acreage of Original Parcels:
Township:	Range:	¼ of Section:

**AUTHORIZATION**

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the County to enter the properties listed above.

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Authorized Signature

Date

**For Staff Only:**

<b>CASE NUMBER:</b>	
<b>WORK ORDER NUMBER:</b>	

## **APPLICATION TYPES**

If you have any questions regarding the type of application being requested, our Customer Service Center will be happy to assist you.

- Annual Review
- Appeal
- Boundary Line Adjustment and Lot Reconfiguration
- Conditional Use

### Environmental/Critical Areas:

- Archaeological
- Critical Aquifer Recharge Area (CARA)
- Columbia River Gorge
- Forestry + (Moratorium Waiver, Moratorium Removal, Class I, Class IVG or COHP)
- Floodplain
- Geological
- Habitat
- Historic
- SEPA**
- Shoreline
- Wetland
- Habitat Monitoring
- Wetland Monitoring

### **Land Division:**

- Binding Site Plan
- Final Plat
- Plat Alteration
- Short Plat (\_\_\_ Infill)
- Subdivision (\_\_\_ Infill)

### **Miscellaneous:**

- Addressing
- Accessory Dwelling
- Covenant Release
- Garden Shed Setback Waiver
- Home Business
- Legal Lot Determination & Innocent Purchasers Determination
- Non-Conforming Use Determination
- Sewer Waiver
- Shooting Range
- Sign

### **Planning Director Review:**

- Post Decision
- Pre-Application Conference
- Pre-Application Waiver
- Public Interest Exception
- Similar Use
- Temporary Use
- Other
- Planned Unit Develop/Master Plan
- Road Modification
- Site Plan
- Variance
- Zone Change