



**TOWN OF THATCHER
HOME OCCUPATION PERMIT APPLICATION**

Please Legibly Print – All Information Must Be Provided

This application is reviewed by the Planning and Zoning office. This application may be approved based on the Town of Thatcher’s Home Occupation code included on this application. Upon approval of this application, inspections may be required by the Planning and Zoning department, Utility department, Public Works department, and/or Engineering department at any time. By signing this permit, you are giving the Town of Thatcher to conduct any and all inspections required.

DATE OF APPLICATION _____

NAME OF BUSINESS _____

Physical Address of Home Occupation _____
(Include City, State, Zip)

Mailing Address of Home Occupation _____
(Include City, State, Zip)

Phone Number _____ **Email** _____

BUSINESS OWNER

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

PROPERTY OWNER

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

DESCRIPTION OF BUSINESS AND PROPOSED BUSINESS ACTIVITIES

I hereby certify that the statements herein are true and complete and that this business is in compliance with any and all regulations of the described business.

SIGNATURE OF OWNER OR APPLICANT _____ DATE _____

The yearly fee of \$40.00 (accepted forms of payment: cash, checks, money orders) must accompany this application.
Once issued the license is good from the date of purchase until the end of the year.
Mail completed form and payment to Town of Thatcher, PO Box 670, Thatcher, AZ 85552.
Any questions regarding this form please contact 928-428-2290 Ext. 2230

ZONING OFFICE USE ONLY

Reviewed For Zoning Compliance By _____ Date _____

Approved Yes No If "NO" reason for disapproval _____

CLERK'S OFFICE USE ONLY

License Number _____ Paid _____ Receipt Number _____

Clerk's Office Staff _____ Date _____

THIS APPLICATION MAY BE APPROVED BASED ON THE FOLLOWING CRITERIA:

- A.** A home occupation shall be considered a permitted accessory use in all residential districts provided that they are operated and maintained to not interfere with the peace, quiet, and dignity of the property owners or neighbors, if it complies with the following regulations:
1. All home occupations shall be clearly incidental and subordinate to the use of the property and dwelling unit for dwelling purposes. A valid Town Business License shall be maintained for the home occupation use.
 2. All home occupations shall be conducted entirely from within the principal residence, garage, or accessory building and shall not change the residential character thereof. Carports and yards may not be used for home occupations. Exceptions to this provision shall be made for swimming lessons or in-home day care.
 3. There shall be no employees other than members of the immediate family residing in the dwelling unit where the home occupation is being operated.
 4. The activity, including deliveries and pickups, shall be limited to the hours between eight (8) A.M to six (6) P.M. No business shall be conducted that requires delivery vehicles or other services not customary to a residence.
 5. There shall be no external evidence of the activity such as outdoor storage, displays, noise, dust, odors, fumes, vibration, electrical interference or fluctuation, or other nuisances discernible beyond the property lines. The home occupation shall not generate traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.
 6. No signs signifying the home occupation business or any commercial products or service are allowed anywhere on the property and/or structures; unless a sign is required per State licensing requirements in which case said sign shall be limited to a window sign.
 7. No vehicle, used in conjunction with the home occupation, with a payload rating of more than one ton, shall be stored on the site. Outside storage of heavy equipment or material shall be prohibited.
 8. Storage of goods and materials necessary for the home occupation shall not include flammable, combustible or explosive materials.
 9. The home occupation shall not use or create any hazardous waste.
- B.** The following are some examples of uses, which would be acceptable as home occupations, provided they comply with the above regulations:
1. Home offices with no client visits to the home permitted.
 2. Painting, sculpting, writing, or composing provided no selling of the artistic product to the public on the premise.
 3. Home crafts, such as jewelry making, pottery, weaving and rug making, woodworking, and metal working with no sales permitted on the premise.
 4. Music lessons, swim lessons, and tutoring with not more than four (4) persons at any one time.

5. Personal services such as catering, home cooking and preserving, dressmaking, sewing and tailoring services.
6. Telephone answering, message services, word processing and other computer applications.
7. Child care, Home based - As specified in Article 5 and Article 6 of this Ordinance.
8. Door to door sales or party sales not on the premise.
9. Barber shops and beauty parlors provided:
 - a. Limited to only one (1) beautician or barber who resides on the premises, and
 - b. A professional license issued by the State of Arizona is required.

C. A home occupation shall not include the following uses, and other uses similar thereto: (this list is not all inclusive)

1. Animal hospitals, veterinarian office, animal grooming facilities and kennels or boarding facilities.
2. Dance and gymnastic studios.
3. Nursery schools;
4. Private clubs;
5. Repair shops, machine shop, and furniture refinishing;
6. Restaurants;
7. Stables or kennels for commercial purposes;
8. Motor vehicle repair or paint shops storage, restoration or conversion, engine repair or similar uses; except on a vehicle personally owned by the resident;
9. Medical, dental, physical therapy or psychotherapy, real estate offices, and insurance offices.
10. Retail sales.
11. Contractor's shops or storage yards.
12. Body piercing and/or painting and tattoos.

D. Any proposed Home Occupation that is neither specifically permitted by Section 13.11(B) nor specifically prohibited by Section 13.11(C) shall be considered by the Zoning Administrator upon consideration of those standards contained in Section 13.11(A).

E. Complaints by citizens or local residents may be cause for immediate termination of the home occupation use if appropriate measures cannot be undertaken to mitigate the complaint or violations. All complaints or violation of the above conditions shall be registered with, and reviewed by, the Zoning Administrator.