



CITY OF BANNING
 Community Development Department
 99 East Ramsey Street
 Banning, CA 92220
 (951)922-3125

Home Occupation Permit Part 1

(Please type or print clearly using ink.)

APPLICATION INFORMATION: (Print or Type)

Home Location:	Staff Use Only File No:
Assessor's Parcel No(s):	Related Files
Legal Description(attach exhibits if necessary):	
Applicant's Name:	Phone Number: FAX Number:
Address, City, Zip:	
Legal Owner's Name (if different from above):	Phone Number: FAX Number:
Address, City, Zip:	

DESCRIPTION OF HOME BASED OCCUPATION:

Detailed Description of Proposed Occupation (Attach additional sheets if necessary)

APPLICANT CERTIFICATION:

I acknowledge the filing of this application and certify that all of the above information is true and correct. Further, I certify that I am presently the legal owner of the above-described property. (If the undersigned is different from the legal property owner, a notarized letter of authorization from the property owner must accompany this form).

Date:	Signature:
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Print Name and Title:

Date Received	Time Received	Fees Received \$	Receipt No.	Received By

OPERATING STANDARDS:

Home occupations shall comply with all of the following operating standards and parameters:

1. The home occupation shall not alter the appearance of the dwelling unit or its front or side yards.
2. There shall be no displays, sale, or delivery of merchandise, or advertising signs on the premises.
3. There shall be no signs other than the address and name of the residents.
4. There shall be no advertising, which identifies the home occupation by street address.
5. The home occupation shall be confined completely to 1 room located within the dwelling. It shall not occupy an area equivalent to more than 25% of the gross area of the dwelling.
6. No portion of any garage or carport shall be used for home occupation purposes. Horticulture activities may be conducted outdoors but only within the rear 1/3 of the lot; only one vehicle no larger than a 3/4-ton truck may be used onsite or parked onsite by the occupant directly or indirectly in connection with a home occupation.
7. There shall be no encroachment into any required parking, setback, or open space areas, by the home occupation. Likewise, the home occupation may not spill out onto the street or public right of way.
8. Material or mechanical equipment which are not recognized as being part of a normal household or hobby use may not be used or stored on the property, except for relatively small pieces of office equipment or tools.
9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. Utility consumption, including but not limited to water, gas and electric, shall not exceed that of normal residential usage.
10. Uses which create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards, or nuisance which can be detected by adjacent or nearby residents are not allowed as home occupations.
11. Only the occupants of the dwelling may be engaged in the home occupation on the property.
12. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises, exceeding what would be allowed for a typical residence.
13. The home occupation shall not generate vehicular traffic in excess of the customarily associated with the land use district in which it is located.
14. Home occupations shall be required to obtain a current business license and Home Occupation Permit, pursuant to the City of Banning Municipal Code, and such licenses and permits shall not be transferable to another location or to another owner.
15. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a Home Occupation Permit.
16. The Director may require any special condition to be made part of the record of the Home Occupation Permit, as deemed necessary to carry out the intent of Municipal Code Chapter 17.72.



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**Home
 Occupation
 Permit
 Part 2**

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REASONS FOR REVOCATION:

A Home Occupation Permit may be revoked or modified by the Director if any one (1) of the following findings can be made:

1. The use or combination of uses on the property, have become detrimental to the public health, safety, welfare or traffic, or constitute a nuisance.
2. The permit was obtained by misinformation, misrepresentation or fraud.
3. The use for which the permit was granted has ceased or was suspended for six (6) or more consecutive calendar months.
4. The condition of the home, or the area of which it is a part, has changed so that the use is no longer justified under the meaning and intent of Municipal Code Chapter 17.72.
5. One (1) or more of the conditions of the Home Occupations Permit have not been met.
6. The use is in violation of any statute, ordinance, law, or regulations.

OTHER CONDITIONS OF APPROVAL

List all other conditions required (Attach additional sheets if necessary)

ACKNOWLEDGEMENT:

As legal owner of the property, or duly authorized agent, I/we acknowledge that I/we have read and considered the operating standards listed above and that this permit is approved with the conditions listed herein and may be revoked in accordance with the meaning of Municipal Code Chapter 17.72.

Date:	Signature:
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Print Name and Title:

HOME OCCUPATION PERMIT APPROVAL:

<i>Reviewed Police:</i>	<i>Reviewed Fire:</i>	<i>Reviewed Public Works:</i>	<i>Reviewed Planning:</i>	<i>Reviewed Building & Safety:</i>	<i>Reviewed Community Services:</i>
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Date:	Signature:
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Community Development Director, City of Banning

Letter of Authorization

APPLICATIONS FOR ZONING/LAND USE ENTITLEMENTS

TO: *Community Development Department
City of Banning
P.O. Box 998
Banning, CA 92220*

RE:

Property Address:
Assessor's Parcel Number(s):

I/We, the owner(s) of the above described real property, authorize _____
_____, located at _____
_____, to act as an agent on my/our behalf for the purpose of creating,
filing, and/or managing any land use and building permit applications, or any other entitlements necessary to
construct, operate, or otherwise gain approval for a project. I/We acknowledge that any application may be
denied, modified, or approved with conditions, and that such conditions or modifications shall be complied with
by the owner prior to issuance of any permits or project approval. Further, the owner agrees to notice the City
of Banning immediately should this authorization be revoked for any reason.

The undersigned hereby certifies to being the fee owner(s) of the property described herein; that to the
best of my/our knowledge the information contained within this authorization is true and correct.

Date _____

(Signature)

(Print name)

State of _____)

ss.

County of _____)

On _____ before me, _____ personally appeared
(Name and title of officer)

_____. Who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Notary seal)