

Spring Creek Association Home Occupation Information

What is a Home Occupation?

Per the SCA Declaration of Reservations page 11 regarding AR- Agricultural-Residential zoning:

Item 1 Permitted Uses:

d. Home occupations, provided that there shall be no external evidence of any home occupation except a nameplate not exceeding three (3) square feet in area.

What is a Home Occupation Permit?

A Home Occupation Permit allows limited use of your residence for a business type activity customarily carried on in a commercial establishment. The home occupation must be incidental to the primary residential purpose and the residential character of the property may not be changed. Every person permitted to carry on a home occupation shall also obtain an annual SCA business permit. Every home occupation permit issued shall be personal to the permittee and applicable only to the specific use and to the specific property for which it is issued. Permits for home occupations are not transferable from one location to another and do not run with the land.

How do I apply for a Home Occupation Permit?

- Applications are available at the Spring Creek Association office or on the Spring Creek Association website www.springcreeknv.org.
- It is recommended that a potential applicant discuss their request with the Spring Creek Association prior to filing for a home occupation permit.
- It is also recommended that a potential applicant discuss their request with the SCA Committee of Architecture Secretary or SCA Staff member to determine applicability.

What is the criteria for a Home Occupation Permit?

- Not more than one occupation in any single dwelling unit.
- Such use shall be confined to the dwelling unit and occupants thereof. Home occupation is not considered a Home occupation if conducted outside the dwelling unit.
- No employee shall be permitted to report to work at such dwelling.
- The sale of goods, samples, materials or other objects shall be confined to those produced on the premises and in no case shall finished products be brought in from the outside for sale on lot or parcel.
- There shall be no use of any yard space or activity conducted outside the residence.
- No more than one room of the dwelling may be used for home occupation.
- Signs require a separate application to the Spring Creek Association, such signs cannot exceed 3 square feet in size.
- No addition, alteration or remodeling that would change the residential character of the unit shall be permitted in allowing a home occupation.
- The home occupation shall not generate vehicular traffic measurably in excess of that normally associated with single-family residential use.
- No home occupation which would produce noise, odor, dust, smoke or electrical disturbance or in any way interfere with the peace, contentment and general welfare of the area shall be permitted.
- The character of the dwelling and property shall be maintained in appearance and cleanliness.

◦No commercial delivery of products or materials to or from the property shall be permitted.

Why are Home Occupations Regulated?

The purpose in regulating commercial activities in residential dwellings is to ensure compatible uses which do not add significant traffic, noise or other environmental conditions such as dust or odors.

A zoning permit issued by the SCA is required to establish any home occupation. To apply for the permit, an applicant must submit:

- a completed application form
- a completed affidavit if the applicant is not the property owner

What types of occupations qualify as a Home Occupation?

Following are examples of service occupations permitted:

Office/Studio - Accountant, planner, architect, surveyor, artist, attorney, author, ceramist, clergyman, engineer, interior designer, landscape architect, musician, photographer, dentist, physician or other licensed medical practitioner, teacher (not to exceed 3 pupils), or other practitioners in similar services.

Services - dressmaking, handicrafts, tailoring, millinery, nameplate making, home cooking, baking or preserving, telephone/mail services and other similar service-based businesses.

What happens after I file my Home Occupation Permit request?

Your request will be reviewed by the Spring Creek Association Committee of Architecture Secretary for conformance with home occupation criteria. The application will then be placed on a Committee of Architecture regular meeting agenda for approval. The Committee of Architecture may approve the application, and may also apply conditions which they may deem necessary in their discretion, to the application.

If approved, you will receive a copy of your permit via US Mail from the SCA office. If denied, you may file an appeal through the Spring Creek Association Committee of Architecture Secretary within thirty (30) days after of the Committee's ruling. The decision may be appealed to the Spring Creek Association Board of Directors.

Additional information related to Home Occupation Permits or other Zoning and/or Conditional Use issues may be answered by contacting the Spring Creek Association Committee of Architecture Secretary.