



1 Bainbridge Township
17826 Chillicothe Road
Chagrin Falls, Ohio 44023
(440) 543-9871

www.bainbridgetwp.com
Email: zoning@bainbridgetwp.com

**APPLICATION FOR
ZONING CERTIFICATE**

HOME OCCUPATION

DATE RECEIVED:
(OFFICE USE)

APPLICATION NO. _____

FACILITY FILE NO. _____

The undersigned hereby applies for a zoning certificate for a home occupation, said certificate to be issued by the Zoning Inspector on the basis of the information contained in this application. The Zoning Inspector may request such additional information as may be necessary to ensure compliance with the zoning resolution or waive requested information that is not applicable.

This application shall be completed by the property owner of record or his/her authorized representative. Incomplete applications will not be processed. Please print legibly or type all information, sign, and date this form.

1. PROPERTY INFORMATION

Site Address (if different from below):

Geauga County Auditor's Parcel Number:

2. IDENTIFICATION

Applicant: Owner Lessee Contractor Architect/Engineer Other (describe):

Applicant:

Name	Email
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Address	City	State	Zip
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Phone Number(s)	Home	Office	Mobile
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3. ATTACH AUTHORITY TO MAKE APPLICATION IF APPLICANT IS NOT THE OWNER OF RECORD

4. ATTACH A COPY OF THE RECORDED LEGAL DESCRIPTION OF THE PROPERTY

5. CURRENT ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED:

Lot is presently zoned:

R-3A: Rural Residential R-5A: Rural Open Residential MUP: Mixed Use Planned Unit Development

(The zoning map is available at www.bainbridgetwp.com)

6. PROVIDE A DESCRIPTION OF THE HOME OCCUPATION:

7. SUBMISSION OF SITE PLAN AND OTHER PLANS. THE ZONING INSPECTOR MAY REQUEST SUCH ADDITIONAL INFORMATION TO ENSURE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OR WAIVE CERTAIN REQUIREMENTS THAT MAY BE INAPPLICABLE.

8. SUBMITTAL REQUIREMENTS:

- A. Provide the number of persons other than the residents of the dwelling unit engaged in the home occupation: _____
- B. Attach a site plan prepared by the owner, a qualified contractor, a licensed professional engineer or architect in the state of Ohio with dimensions and setbacks showing: the lot lines, location of the dwelling unit, off-street parking spaces, and a floor plan with dimensions of the home occupation area and percentage of gross floor area of the dwelling unit devoted to the home occupation.

The undersigned understands that a home occupation, as defined in the township zoning resolution, shall fully comply with all of the following regulations.

“Home occupation” means an occupation for remuneration within a dwelling on a lot within a residential or Mixed Use Planned Unit Development (MUP) zoning district.

9. REGULATIONS FOR HOME OCCUPATIONS:

- a. There shall be no exterior indication of the home occupation, except as provided in subparagraphs (k) and (l).
- b. No external alterations, construction, or reconstruction of the dwelling unit on the lot to accommodate the home occupation shall be permitted.
- c. There shall be no outside storage of any kind related to the home occupation: only commodities produced within that portion of the dwelling unit designated for home occupation use shall be sold, such commodities shall be sold only from within that portion of the dwelling unit designated for home occupation use, and no display of products shall be visible from the street.
- d. Not more than 25 percent of the gross floor area of the dwelling unit shall be devoted to a home occupation.
- e. Off-street parking spaces shall not be located in the front yard setback nor in the front of the dwelling unit, except in the driveway, and shall comply with the requirements of Chapter 169. Additional parking for one employee as shall be provided and such parking must be off-street.
- f. There shall be no more than one home occupation within any single dwelling unit on a lot.
- g. A home occupation in this section shall be carried on wholly within the principal dwelling unit, including storage of equipment or materials.
- h. Any noise, vibration, smoke electrical interference, dust, odors, or heat shall not be detectable beyond the lot lines or beyond the walls of the dwelling unit, if the unit is part of a multifamily structure.
- i. A home occupation shall be owned and operated by the person, or his immediate family, living and working within the dwelling unit.
- j. No more than one person shall be present and working at the home occupation at one time, other than the residents of the dwelling unit. This includes people who entered into a contract to provide services for the home occupation.
- k. Signs shall be allowed as provided in section 173.10(a)(2) of the zoning resolution. A separate zoning certificate for any sign shall be required.
- l. Any vehicle with a business name or sign on it shall be parked in a fully enclosed building except as provided in subparagraph (e).
- m. There shall be no more than three customers allowed concurrently on the premises.

Note: Prohibited home occupations include those that attract customers or clients to the premises for retail sales or services.

10. SIGNATURE

The undersigned hereby certifies that all of the information supplied in this application and attachments hereto are true and correct to the best of my knowledge, information and belief and I acknowledge that I understand I must comply with all of the regulations specified in this application and such other applicable regulations in the zoning resolution. I hereby acknowledge that I understand the penalty for falsification is imprisonment for not more than six months, or a fine of not more than \$1,000.00, or both. I hereby acknowledge that I understand that if the construction or use described in the zoning certificate has not begun within twelve months from the date of issuance or if construction has begun within twelve months and said construction has not been completed within two years from the date of issuance, said zoning certificate may be revoked by the zoning inspector. I hereby consent to the inspection of the subject lot and of any buildings or structures to be constructed thereon by the Zoning Inspector during construction and within thirty days from notification of the completion of any buildings and structures.

Printed Name of Applicant:	Application Date:
Signature of Applicant:	

11. VALIDATION (Office Use Only)

Zoning Certificate Number:	Date Issued:
Fee: \$	
Approved By:	
Title	