

**CITY OF CRANSTON
HOME OCCUPATION
ZONING CERTIFICATE**

TO BE FILLED IN BY APPLICANT

PROPERTY ADDRESS: _____

PROPERTY OWNER: _____

PLAT # _____ LOT # _____ DATE: _____

REQUESTED BY: _____ PHONE # _____

MAILING ADDRESS: _____ FAX # _____

CELL # _____

PREVIOUS / EXISTING USE: Residential dwelling unit

IS THIS BUILDING / TENANT SPACE CURRENTLY VACANT? _____ HOW LONG? _____

PROPOSED TYPE OF USE: Residential dwelling unit and a home occupation or studio.

The specific occupancy will be: _____

I hereby certify that under penalty of perjury, the information and statements given on this application are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate. Furthermore, the undersigned attests that no easement, covenant or deed restriction exists which may be in violation of this certificate. I further certify that I have read and understand the "Occupation within Dwellings" regulations of the Cranston Zoning Code as they appear on the reverse of this form.

(Signature of Owner and / or Applicant)

The fee for each zoning certificate is \$30, payable by check or money order only to the "City of Cranston". We are allowed fifteen (15) days us to issue a zoning certificate. Please plan accordingly.

TO BE FILLED IN BY THE BUILDING / ZONING OFFICIAL

ZONE: _____ LOT AREA: _____ LOT FRONTAGE: _____ FLOOD ZONE: _____

LAST LEGAL RECORD OF USE: Residential dwelling unit

THE PROPOSED USE IS: _____ DENIED _____ APPROVED _____ APPROVED BY VARIANCE

Subject to full compliance with the "Occupations within a dwelling" section of the zoning code (17.60.010) and obtaining a Certificate of Occupancy from the Building Official.

SUBJECT TO ALL CITY AND STATE CODES AND OBTAINING A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL PRIOR TO OCCUPANCY!

THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

DATE: _____

ZONING OFFICIAL

CHECK # _____ REC'D BY: _____ DATE PAID: _____ TOTAL FEE PAID: _____

17.60.010 Accessory uses.

A. Permitted Residential Accessory Uses. Accessory uses, including private garages and private marinas in a residential district are permitted which:

1. Are clearly incidental and subordinate to and customarily associated with the principal residential use;
2. Are operated and maintained under the same ownership and on the same lot as the principal use;
3. Do not include residential occupancy;
4. Specifically include but are not limited to the sale at retail of farm, garden or nursery products raised on the premises.
5. Home occupations and professional home office or studio in accordance with Section 17.24.010(E)

17.24.010(E)

E. Occupations Within Dwellings. A home occupation or professional home office or studio, as defined in Section 17.04.030 of this title or the rooming and boarding of not more than two persons, shall be permitted within a dwelling, subject to the following restrictions:

1. The dwelling within which the profession or occupation is permitted must be the primary residence of the professional or person conducting the occupation;
2. Such use shall be operated entirely within the dwelling;
3. Such use shall be conducted by persons residing within the dwelling unit and not more than one employee or assistant not residing in the dwelling unit may be employed;
4. Such use shall not utilize more than twenty-five (25) percent of the gross floor area in the dwelling unit; and
5. No more than one sign of not more than one square foot in size, lighted by non-flashing and non-animated illumination, may be displayed.

17.04.030

"Accessory use" means a use of land or of a building or portion thereof, customarily incidental and subordinate to the principal use of the land or building. An accessory use may be restricted to the same lot as the principal use. An accessory use shall not be permitted without the principal use to which it is related.

"Home occupation" means any activity customarily carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit.

"Professional home office or studio" means an office or studio located within the principal premises of resident architect, artist, author, attorney, clergymen or engineer.

ALLOWED

ACCOUNTANT / BOOKKEEPER
APPLIANCE REPAIR (SMALL)
APPRAISER
ARCHITECT
ATTORNEY
AUTHOR / COMPOSER
BAKING
BARBER (LICENSED)
BEAUTICIAN (LICENSED)
BROKERS
CABINET MAKING
CATERING
CLERGY
CONSULTING SERVICES
CONTRACTORS
CRAFTS
DAY CARE (FAMILY) (LICENSED)
DIRECT DISTRIBUTION (AMWAY, AVON, TUPPERWARE, ETC)
DRESS MAKING
ENGINEERS
ENGRAVING
FINANCIAL PLANNERS
FURNITURE MAKING
GUN REPAIR AND CLEANING
HOME ELECTRONICS REPAIR
HOME PARTY SALES
INSURANCE AGENTS
INTERNET, CONSULTING AND SALES
IRONING
JEWELRY MAKING
LOCKSMITH
MAIL ORDER
MASSAGE THERAPY (LICENSED)
MEDICAL DOCTOR, INCLUDES CHIROPRACTORS, PODIATRISTS, ACUPUNCTURE (LICENSED)
NAIL GROOMING
PET GROOMING
PHOTOGRAPHY / VIDEOGRAPHY
REAL ESTATE AGENTS
SALES REPRESENTATIVES
SAW FILING / SHARPENING
SEAMSTRESS
SHOE REPAIR
STUDIOS, ARTIST, DANCE, YOGA, MUSIC, PHOTOGRAPHY
TAILORING
TAXIDERMY
TELEMARKETING
TELEPHONE / FAX ANSWERING SERVICE
TOOL REPAIR
TUTORING, EDUCATIONAL AND MUSICAL (NON AMPLIFIED)
WATCH REPAIR
WORD PROCESSING / TYPING

NOT ALLOWED

ANIMAL KENNELS AND VETERNARIANS
APPLIANCE REPAIR (LARGE)
AUTOBODY
AUTO REPAIR (INCLUDES MOTORCYCLES, VEHICLES, BOATS AND SMALL ENGINES)
AUTO DETAILING
BAIT SHOP
BODY PIERCING
DENTIST OFFICE
ESCORT SERVICES
EQUIPMENT RENTAL
FIREWOOD SALES
FORTUNE TELLING
FUNERAL AND MORTUARY SERVICES
HEALTH AND EXERCISE FACILITIES
HEAVY MANUFACTURING
MACHINE SHOP
MASSAGE PALORS
PALM READING
POWER EQUIPMENT REPAIRS, LAWNMOWERS, HEDGE TRIMMERS, LEAF BLOWERS, ETC.
PORNOGRAPHY, SALES, PRODUCTION OR MARKETING
PRINTING
RETAIL, GENERAL MERCHANDISE, GROCERIES AND ANTIQUES
SALVAGED MATERIALS SALES OR STORAGE
SCRAP METAL SALES OR STORAGE
SECOND HAND MERCHANDISE
TATOO PALORS
WELDING / FABRICATING

Allan W. Fung
Mayor



Stanley Pikul
Building Official

Building Inspections
1090 Cranston Street
Cranston, RI 02920
401-780-6012

To:

Date:

Re: Home Occupation Zoning Certificate

Enclosed is the approved Zoning Certificate for your Home Occupation.

Please complete the following steps:

1. Read the back of the Home Occupation Zoning Certificate for the specific performance standards.
2. Call Kevin Burke, Building Inspector, 401-780-6011 to schedule an inspection for the Certificate of Occupancy when the area you are going to conduct your home occupation is ready.
3. After the inspection is approved, a Certificate of Occupancy for your home business will be generated.
4. A fee of \$75.00, check only payable to City of Cranston, will be collected upon the issuance of your Home Occupation Certificate of Occupancy.
5. You will be notified when the Certificate of Occupancy is ready for pick-up.

Thank you.