

SUP12-2, Jeanie and Floyd Maxey
Special Use Permit Application
for a
Home Occupation in a R2 Zoning District

Proposed Use and Location

The applicants, Jeanie and Floyd Maxey, are seeking a special use permit to operate a home occupation from their single-family dwelling. The dwelling is located in a R2 (Medium Density Residential) zoned property; and the property's address is 15 Moyer Avenue. In the R2 zoning district, a "home occupation" is a use which requires a special use permit. Per the Town Code, a "home occupation" is defined as follows:

Home occupation: Any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises, with no advertising sign displayed other than a name plate not exceeding four square feet in area on each side of the plate, and no exterior evidence that the building is being used for any purpose other than a dwelling. Home occupations are required to obtain a Town business license, and must adhere to Article V (supplemental regulations), section 506 (parking) and section 514 (professional offices) of the Town Code.

The Maxey's intend to offer "arts and crafts" related classes at their home; the applicants have provided the Town with a signed proffer statement limiting these classes to no more than four (4) enrollees per class, and only one (1) class meeting will occur during any given one day/24-hour period.

Additional Considerations:

This use, home occupation, was added to the Town Code in September of 2011. This was done after a Planning Commission/Town Council conducted a comprehensive review of home and electronic occupations.

As noted, home occupations are required to adhere to sections 506 (parking), and sections 514 (professional offices) of the Town Code. Town staff does not anticipate that the applicants will have problems meeting the requirement detailed in these portions of the Town Code.

The subject dwelling is located on a parcel containing roughly 15,000 square feet. The dwelling contains approximately 1,100 square feet. Classes will be conducted within the dwelling. As part of the business license application, Page County's Building Official will need to verify the structure (where the use is proposed) meets Building Code requirements. The subject structure is expected to meet these requirements.

If approved, the applicants will apply for a Town business license, and be responsible for paying all associated Town taxes.

Property Photos and Map



