

401-780-6012
401-780-6002 (fax)

City of Cranston
Home Occupation Zoning Certificate

35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Property Address: _____

Property Owner: _____

Assessor's Plat #: _____ Assessor's Lot #: _____ Date: _____

Your Name: _____ Phone #: _____

Your Mailing Address: _____ Email: _____

_____ 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.

HOME OCCUPATON TYPE: _____

I hereby certify that under penalty of perjury, the information and statements given on this applicant 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.

X _____

(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. (Code sec. 15.04.020, 118.2)
We are permitted fifteen (15) business days to process this zoning certificate.

TO BE FILLED IN BY THE ZONING OFFICIAL

Zone: _____ Lot Area: _____ Lot Frontage: _____ Flood Plain: _____

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 City Building Official.

Disclaimer: This document is specifically intended to authorize USE of the premises ONLY and expressly disclaims that this certificate in no way implies, guarantees, or warrants the information contained within it.

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.

Occupancy or use prior to obtaining a Certificate of Occupancy or Certificate of Use (**if required**) is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.

Date: _____

Zoning Official

Check #: _____ Rec'd By: _____ Date Paid: _____ Total Fee Paid: _____

17.04.030 – Definitions

Accessory Use: 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: 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: An office or studio located within the principal premises of resident architect, artist, author, attorney, clergymen or engineer.

17.24.010(E) – Occupation Within Dwellings

E. Occupation 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 person, 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.

17.60.010 – 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).