



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION

Home Business Updates

January 2020 Newsletter

In the interest of keeping residents informed, the Board is providing information about the revised Weld County rules on home businesses. The Weld County Code was updated in the fall of 2019, so much of this information might be new to residents.

Northmoor Acres is zoned as an "Agricultural Subdivision". According to the revised Weld County Code (Section 23-4-990.A), almost all home businesses now require a Home Occupation Zoning Permit from the County. According to the updated Code, Home Occupations are divided into Class 1 and Class 2 categories, which are more clearly described in their respective application forms. The procedural guide/application forms for both categories can be accessed online at https://www.weldgov.com/departments/planning_and_zoning/land_use_applications at the bottom of the page under Z for Zoning.

Please note that Northmoor Acres Governing Documents only allow the Class 1 Home Occupation category and have never permitted Class 2 Home Occupations. For your convenience, the Board has posted a copy of the procedural guide/application form for the Class 1 Home Occupation category on the HOA website under References (<https://northmooracreshoa.org/home-business-updates/>). The County has told us that the application process generally takes between 30 and 60 days.

The Northmoor Acres HOA Governing Documents that address home businesses are in Covenant #6 and a corresponding policy, adopted in 2008, which can be found on the HOA website under Documents/Governance/Policy:
http://www.northmooracreshoa.org/wp-content/uploads/2017/01/Enforcement_Covenant_6_8_Policy_0708.pdf
For your convenience, a copy of this HOA covenant and corresponding policy is posted on our website under References (<https://northmooracreshoa.org/home-business-updates/>).

Since almost all home occupations are now required to be permitted by Weld County, homeowners/residents in Northmoor Acres who currently have a home occupation should read the documents referenced in this article to determine if they think the updated code regulations apply to their home business situation. Homeowners/residents whose situation falls within the guidelines should apply to Weld County for the appropriate zoning permit. In order to bring current Northmoor home occupations into compliance with the County, and to maintain the look and feel of an attractive rural/residential environment, the Board will track those applications on the County website. If the Board does not see an application posted by March 1 from a particular property that appears to have a uncompliant home business, then the Board will have no choice but to initiate the process to enforce our own Governing Documents and address the apparent non-complying business with Weld County for its initiation of its applicable enforcement and compliance procedures.

Hopefully, every homeowner/resident who is engaged in a home-related business will find this information of assistance. Your Northmoor Acres HOA Board is available to address any concerns you might have, and to assist you in complying with the requirements of both Weld County Code and the applicable HOA covenants and governing documents. For assistance/questions, you can contact the Board by email at bod@northmooracreshoa.org, or by letter to PO box 158, Johnstown, CO 80534, or by phone call to President Ruof at 970-587-2596. You may also contact the Weld County Planning Department, Bethany Pasco, Zoning Compliance Officer, at 970-400-3555, or bpascoe@weldgov.com.