



HOME OCCUPATION ZONING ORDINANCE

SECTION 13.2 DEFINITIONS

SECTION 8.7.11

8.7.11 Home Occupations

The intent of a home occupation use is to permit very limited nonresidential activity within a residential dwelling or any building accessory to the dwelling, provided that such activity does not detract from nor is incompatible with the surrounding residential uses. The following standards shall apply:

a. Permit Required

- i. A Home Occupation Permit shall be required prior to the establishment of a home occupation use. A permit shall be issued in accordance with Sec. 3.13, Home Occupation Permit, only after a determination by the City Manager or his or her designee that the proposed home occupation use complies with this Section.
- ii. A signed, notarized letter of authorization shall be required from the property owner when the applicant is not the owner of the property for which the home occupation use is proposed. Such letter shall be provided at the time of application for a Home Occupation Permit.

b. General Standards

All home occupation uses that comply with the following standards shall be permitted. Some home occupations uses, as specified in Sec. 8.7.11.c. below, have additional standards.

- i. The use of a residential dwelling and any accessory buildings for a home occupation use shall be clearly incidental and subordinate to its use for residential purposes and shall under no circumstances change the residential character of the dwelling or premises.
- ii. If operated inside a residential dwelling, such use shall not have an external entrance serving only such use.
- iii. In Residential zoning districts, only persons residing on the premises shall work onsite. In all other zoning districts, no more than one (1) person not residing on the premises shall be permitted to work onsite.
- iv. If more than one home occupation operates from a residence, clients and nonresident workers shall be limited to only one home occupation
- v. The operation and storage space for such use shall not exceed 25% of the total floor area of the dwelling or 500 square feet, whichever is less. This limitation shall not apply to child/adult day care homes or child/adult care, 24-hour care.
- vi. Sales shall be limited to off-site sales of any product or service, whether produced onsite or off-site.



- vii. In Residential zoning districts, clients and employees shall not be permitted when the home occupation is a group living use residence.
- viii. Clients and employees shall not be permitted to visit or work at any home occupation conducted in an accessory dwelling unit.
- ix. Clients coming to the dwelling to conduct business shall not be permitted except as provided in Sec. 8.7.11.c. below.
- x. Where clients are permitted, clients may patronize the use only between the hours of 8:00 a.m. and 8:00 p.m. unless otherwise specified in Sec. 8.7.11.c. below.
- xi. There shall be no visible evidence of the conduct of such use from the exterior of the dwelling or premises, including the storage or display of equipment, appliances, materials or supplies. However, a Residential Sign in compliance with Sec. 9.9, Signs.
- xii. No equipment or process shall be used that creates external noise, vibration, smoke, dust, odor, heat, glare, fumes or electrical interference detectable at or beyond the property line of the use.
- xiii. Any internal or external alterations inconsistent with the residential use of the dwelling and the premises shall not be permitted.
- xiv. Equipment, materials, supplies and other goods used in such use shall not be picked up from or delivered to the residence by tractor-trailer.
- xv. Where clients and/or employees are permitted, one (1) additional off-street parking space shall be provided. Tandem parking shall be permitted. Where an area is exempt from providing off-street parking in Sec. 9.3, Off-Street Parking and Loading, no additional parking shall be required

c. Specific Standards

The uses listed below shall comply with the following specific use standards in addition to the standards provided in Sec. 8.7.11.b. above.

- i. Child/Adult Day Care
 - (1) Such use shall not provide care for more than six (6) individuals, not including the caregiver's own family.
 - (2) Such use shall be operated only between the hours of 7:00 a.m. and 7:00 p.m.
- ii. Child / Adult Care, 24-hour Care
 - (1) Such use shall not provide care for more than six (6) individuals, not including the caregiver's own family.
 - (2) Such use shall not be permitted in Residential districts.
- iii. Instruction

In Residential zoning districts, no more than two (2) pupils can receive instruction at one time. In all other zoning districts, no more than four (4) pupils can receive instruction at one time.



- iv. Internet Sales / Mail Order Sales
If sales include firearms, firearms may only be sold by firearms collectors licensed by the Bureau of Alcohol, Tobacco and Firearms as a firearms collector.
- v. Hair Styling
For hair styling, such use shall be limited to one (1) hair station and one (1) shampoo station, and no more than two clients (2) shall be permitted on the premises at one time.
- vi. Photography Studio
No more than one (1) client shall be permitted on the premises at one time. For the purposes of this use, a client shall be an individual, couple or family.
- vii. Professional Advising Services
No more than one (1) client shall be permitted on the premises at one time. For the purposes of this use, a client shall be an individual, couple or business partners.

Commentary: For the purposes of this Section, professional advising services shall mean legal, accounting, financial, engineering, architectural, interior design or similar uses as determined by the City Manager or his or her designee.

- viii. Professional Counseling Services
 - (1) Such use is permitted in all zoning districts except Residential districts.
 - (2) Counseling services shall be provided only by a medical doctor (MD), psychologist, clinical social worker (LCSW), professional counselor (LPC) or marriage and family therapist who maintains a valid license in the state of Georgia.
 - (3) Counseling shall not include counseling for substance abuse, including alcohol and drugs.
 - (4) No more than one (1) client shall be permitted on the premises at one time. For the purposes of this use, client shall be an individual, couple or family, but not a group.

I have read the above and agree to conduct my business in accordance with the above ordinance.

Printed Name

Signature

Date

Address