

PLANNING AND DEVELOPMENT DEPARTMENT
For the Cities of Jefferson and Talmo, Georgia

Home Occupation Permit Application

City of _____

1. Description of Property:
Address: _____
Phone: _____
Total number of acres: _____
Total number of square feet used for business: _____
Total number of square feet in dwelling: _____
2. Zoning designation of property: Zone: _____ Map: _____ Parcel: _____
3. Applicant's name: _____
4. Owner's name (if different from applicant) and address: _____

5. Number of employees: _____
6. Service or Product: _____
7. Description: _____

Signature of Applicant

Date

NOTE: YOU MUST ALSO SIGN THE ATTACHMENT

CHAPTER 11.4 HOME OCCUPATIONS

Section 11.4.1.	General Provisions.
Section 11.4.2.	Physical Limitations.
Section 11.4.3.	Alterations to the Dwelling.
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Section 11.4.9.	Display, Stock-in-Trade, Sales, and Storage.
Section 11.4.10.	Uses Specifically Prohibited.
Section 11.4.11.	Approval.
Section 11.4.12.	Modifications by Conditional Use Permit.

Section 11.4.1. General Provisions.

Home occupations may be established in a dwelling as provided in permitted uses requirements for the zoning districts established by this Land Use Management Code. No more than one home occupation may be established in a single dwelling. In districts where permitted, the following regulations shall apply to home occupations. Failure to meet one or more of these regulations at any time shall be unlawful and grounds for immediate revocation of business registration.

Section 11.4.2. Physical Limitations.

The gross floor area of a dwelling unit devoted to a home occupation shall not exceed 750 square feet, or 25 percent of the gross floor area of the dwelling, whichever is less. No accessory building shall be used in connection with the home occupation, except in rural residential and agricultural zoning districts.

Section 11.4.3. Alterations to the Dwelling.

The exterior appearance of the dwelling must remain that of a dwelling. No internal or external alterations inconsistent with the residential use of the building may be permitted.

Section 11.4.4. Vehicles and Parking.

Vehicles kept on site in association with the home occupation shall be used by residents only, except for the parking of employees as may be permitted by this Chapter. Only vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of the home occupation. Incoming vehicles related to the home occupation, if any, shall at all times be parked off-street within the confines of the residential driveway or other on-site permitted parking. The transporting of goods by truck in connection with a home occupation is prohibited.

Section 11.4.5. Equipment, Off-site Impacts, and Nuisances.

No home occupation shall generate traffic, sound, smell, vibration, light, or dust that is offensive or that creates a nuisance. No equipment that interferes with radio and/or television reception shall be allowed. Home occupations must exclude the use of machinery or equipment that emits sound (e.g., saws, drills, musical instruments, etc.) that is detectable beyond the property (See also Chapter 9.6 of this Land Use Management Code). Chemical, electrical, or mechanical equipment that is not normally a part of domestic or household equipment and which is used primarily for commercial purposes shall not be permitted.

Section 11.4.6. Visits by Patrons Prohibited.

There shall be no visits by clients or patrons permitted in conjunction with a home occupation; provided, however, that the following exceptions are made for purposes of meeting overriding public goals of education and the care of children: (a) Instruction in music, dance, arts and crafts, and similar subjects, limited to two (2) students at one time; and (b) a "family day care home," as defined by this Land Use Management Code.

Section 11.4.7. Signs Prohibited.

There shall be no signs permitted in conjunction with a home occupation, although this shall not preclude the property owner from erecting signs permitted on the lot pursuant to Article 17 of this Land Use Management Code.

Section 11.4.8. Employees and Licenses.

Only occupants of the dwelling and one (1) additional full-time employee or two (2) part-time employees shall be authorized to work on the premises in connection with a home occupation. Any occupational licenses, including business registrations, required by state or city regulations must be obtained. Proof of state registration, if required for the home occupation, shall be submitted to the Zoning Administrator prior to the issuance of a business registration.

Section 11.4.9. Display, Stock-in-Trade, Sales, and Storage.

There shall be no display, and no stock-in-trade nor commodity sold or stored on the premises, in connection with a home occupation, nor shall there be any activity associated with the home occupation visible outside the dwelling.

Section 11.4.10. Uses Specifically Prohibited.

The following uses are specifically prohibited as home occupations: auto sales or auto repair; restaurants; animal hospitals, veterinary clinics, kennels, or the keeping of animals; funeral homes; retail or wholesale shops; machine shops; personal service establishments (including beauty salons); special event facilities; and lodging services.

Section 11.4.11. Approval.

All home occupations shall be subject to the Zoning Administrator's approval. The applicant for a business registration shall file for approval from the Zoning Administrator on forms provided by the Zoning Administrator. Additional information, including a plot plan of the lot on which a home occupation is proposed, may be required by the Zoning Administrator, along with information describing the nature of the home occupation.

Section 11.4.12. Modifications by Conditional Use Permit.

The provisions of this Chapter may be modified or varied pursuant to application by the property owner for a conditional use, according to procedures specified in Chapter 21.2 of this Land Use Management Code.

Applicant Signature: _____

Date: _____