

Amendment to Section 8.7 “Home Occupations,” of the Comprehensive Land Development Regulations of Crawford County, Georgia

Section 8.7 Home Occupations:

Home Occupations are accessory uses in residential districts, and shall be governed by the standards set out in this section. These standards are intended to ensure compatibility with the residential character of the neighborhood and to emphasize the clearly secondary or incidental status of the home occupation in relation to the residential use of the main building.

8.7.1 Standards. The following standards must be met for all home occupations:

- a. Such occupation shall be located and conducted in such a manner that the average neighbor, under normal circumstances, would not be aware of its existence.
- b. Such occupation shall be conducted solely by occupants at the residence.
- c. No alteration of the residence, accessory buildings, or the property shall be made, and no more than twenty-five (25) percent of the gross floor area shall be utilized.
- d. The applicant must be the owner of the property on which the home occupation is to be located; or if the applicant is a tenant, he must have written approval from the owner of the property.
- e. No stock in trade (except articles produced by the members of the immediate family residing on the premises shall be displayed or sold upon the premises).
- f. No outside storage related to the home occupation shall be permitted.
- g. The use may increase vehicular flow and parking by no more than one (1) additional at a time.
- h. No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to a greater or more frequent extent than that usually experienced in an average residential occupancy.
- i. No signs advertising the home occupation shall be permitted.
- j. One (1) commercial vehicle is permitted in connection with the home occupation, provided the provisions of Section 7.6, Storage and Parking of Trailers and Commercial Vehicles are met.

2. Home occupations, allowed. Home occupations include, but are not limited to the following:

- a. Telephone and office use:
 - (i) Applicant's business activities at the residence shall be confined to telephone and office use;
 - (ii) No employees or jobbers shall meet or congregate at the applicant's residence;
- b. Artists, sculptors, authors or composers;
- c. Dressmakers, seamstresses or tailors;
- d. Home crafts, such as, model making, rug weaving and lapidary work;
- e. Office facility for a minister, rabbi or priest;
- f. Office facility for a salesman, sales representative, or manufacturer's representative, provided that no retail or wholesale transactions are made on the premises.
- g. Tutors and musical instructors;
- h. Professional offices;
- i. Barber and beauty shops;
- j. Private investigator upon proof of certification from the Professional Licensing Board Division of the Georgia Secretary of State Office.

3. Home occupations not allowed. Home occupations allowed shall not, in any event, be deemed to include the following:

- a. Funeral chapels or funeral homes;
- b. Antique shops;
- c. Gift shops;
- d. Nursery schools, kindergartens, day care homes or centers;
- e. Private clubs;
- f. Restaurants;
- g. Tourist homes;

- h. Stables or kennels;
- i. Auto Repair, auto sales, auto brokerage or similar establishments.
- j. Printing establishments;
- k. Firearms dealer, broker or salesman.
- l. Any other occupation that the Planning Commission / Board of Commissioners finds incompatible with the purposes and intent of this section.

8.7.2 Expiration. A business license for home occupations shall expire:

- a. Whenever the applicant ceases to occupy the premises for which the home occupation business license was issued. No subsequent occupant of such premises shall engage in any home occupation until proper application has been made, and a new business license has been issued.
- b. Whenever the holder of such business license fails to carry on the occupation for which the license was issued for any period of six (6) consecutive months.

8.7.3 Violation of Business License. If the Planning Commission / Board of Commissioners finds that a home occupation is being conducted in violation of this, or any provisions of these regulations, then such business license may be suspended or rendered void, provided that a regular hearing shall be conducted prior to any such suspension or nullification.