

DAWSON COUNTY, GEORGIA

Planning & Development

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HOME OCCUPATION AFFIDAVIT

HOME OCCUPATION DEFINED: Any business, occupation, or activity undertaken for gain or profit within a residential district, EXCEPT AGRICULTURALLY RELATED USES, within a residential structure that is INCIDENTAL and SECONDARY to the use of that structure as a dwelling unit or within an accessory structure that is INCIDENTAL and SECONDARY to the use of that structure as attendant to a dwelling unit. *The approval for a Home Occupation shall not "run with the land" and shall terminate with a change in location or ownership of the Home Occupation or ownership of the premises.*

NOTIFICATION:

- Before commencement of a Home Occupation, the licensee shall notify, IN WRITING, all adjacent property owners;
- Notification to include TYPE of Home Occupation and COMMENCEMENT DATE.

PERMITTED HOME OCCUPATIONS: (List may not be all-inclusive)

- OFFICES OF PROFESSIONALS including (but not limited to) architects, brokers, counselors, clergy, draftspersons and cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, sales persons and manufacturers' representatives, and travel agents;
- PERSONAL SERVICES, including barber shops, beauty parlors, manicure and pedicure shops, pet grooming, catering, taxidermy services, and chauffeur services;
- INSTRUCTIONAL SERVICES, including music, dance, art and craft classes, tutoring, and outdoor instruction to include tennis lessons and swimming lessons;
- BABYSITTING SERVICES, day care homes;
- STUDIOS for artists, sculptors, musicians, photographers, and authors;
- WORKROOMS for tailors, dressmakers, milliners, and craft persons, including weaving, lapidary, jewelry making, cabinetry and wood working;
- REPAIR SERVICES, including watch and clock, small appliances, computers, and electronic devices; and
- UPHOLSTERY and DETAILING SERVICES if and only if an accessory building may be used for the Home Occupation.

RESTRICTIONS:

- Approval for a Home Occupation shall terminate with a CHANGE in location or ownership of the Home Occupation or ownership of the premises;
- A maximum of TWO (2) Home Occupations may be granted to the same residence.

OPERATIONAL STANDARDS:

- Operating Hours 8am-8pm;
- Customer/client visits in one day--no more than TEN (10);
- Customer/client visits at one time--no more than FIVE (5);
- Customer vehicles at any one time--no more than TWO (2);
- Non-resident employee on the premises at any one time--no more than ONE (1);
- Deliveries permitted only between 8am-8pm;
- Commercial vehicle--only ONE (1) on the premises, not exceeding a one-ton capacity;
- Commercial vehicle--not to be visible from a public street;
- On-site parking to be provided for all customers/clients/employees; not permitted on public rights-of-way;
- Nuisances as defined in Land use Resolution Section 611-E-4;
- Appearance--no exterior indication of the home occupation or variation from the residential character of the principal use;
- Ownership--business owner must OCCUPY the dwelling as a principal residence and shall OWN the premises.

SIGNS:

- Only ONE (1) permanent sign allowed;
- Maximum size is THREE (3) square feet total (432 square inches);
- Placement of sign is SIX (6) feet maximum from the first floor foot level;
- Sign may not be lighted.

RESIDENCE SIZE:

- Home occupation use is limited to 25% of the interior heated space.

ACCESSORY BUILDINGS:

- Permitted only in R-A zoning district, Article III - Section 309 of the Land Use Resolution;
- Only one accessory building per parcel permitted;
- Lot size to be minimum of FIVE (5) acres;
- Building size limited to .6% of the parcel or 2,500 square feet, whichever is less;
- Building height may not exceed 30 feet in height from grade.

PROHIBITED HOME OCCUPATIONS:

- Kennels, stables, veterinarian clinics/hospitals;
- Outside obedience training of animals;
- Medical and dental clinics/hospitals;
- Restaurants, clubs, drinking establishments;
- Motor vehicle sales, medium and large engine repair;
- Repair and service of small internal combustion motors for powered lawn equipment, motor cycles, scooters, all terrain vehicles, boat motors or construction tools and equipment powered by internal combustion motors;
- Undertaking and funeral parlors and crematoriums (human or animal cremation facilities);
- Retail sales of goods not made on the premises and sold to the general public from the premises;
- Rooming and boarding houses with the exception of Bed and Breakfast facilities that have been approved in accordance with the Land Use Resolution;
- Adult business uses;
- Private clubs;
- Warehousing and/or storing of material not directly used in a licensee's home occupation;
- Other similar uses as determined by the Planning Director based upon the proposed use being substantially similar to a prohibited Home Occupation.

IS YOUR PROPERTY LOCATED IN A SUBDIVISION? YES NO

IF YES, ARE THERE SUBDIVISION COVENANTS? YES NO

Subdivision covenants supersede county permissive uses for home occupations unless the county ordinance is more restrictive.

I _____ (*print name*) do hereby swear and affirm that I have read and understand the restrictions placed on having a Home Occupation; that I will insure compliance with all regulations governing such business; and that I OCCUPY the dwelling as a principal residence and OWN the premises of the business approved for operation at the following location:

911 Address: _____

Business Name: _____

Business Type: _____

Mailing Address: (if different) _____

Home Phone: _____ **Business Phone:** _____

Business Email: _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

Signature of Business Owner

Date

Notary

My Commission Expires

THIS FORM MUST ACCOMPANY YOUR BUSINESS LICENSE APPLICATION.