

HOME OCCUPATION COMPLIANCE AGREEMENT

A home occupation as defined by these regulations shall conform to the following requirements:

1. A maximum of one person not residing in the dwelling may be employed in connection with the home occupation. There is no limit on the number of other employees, provided that they reside within the dwelling on the premises.
2. The home occupation shall be clearly incidental and secondary to the residential use of the dwelling and lot and shall not change the residential character of the building, lot, or neighborhood.
3. No storage or display of products, equipment, customer vehicles or other items or other materials shall be visible from the adjoining street or adjacent properties.
4. Vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of a home occupation, but only one commercial vehicle is permitted to be used per home occupation.
5. No external alterations of the dwelling solely for the accommodation of a home occupation are permitted. No home occupation shall be conducted in a separate garage, barn, shop or other accessory building unless the home occupation is approved as a conditional use by the county commissioners.
6. No chemical, electrical, or mechanical equipment shall be used in connection with the home occupation if it generates any noise, odor, environmental hazard or other nuisance which is detectible to any extent at the common boundary of the property and any neighboring property. No such equipment shall be placed so as to be visible to any neighboring property or any public road.
7. No business identification sign for a home occupation business shall be allowed in a R-1 or R-2 zoning district but in all other districts one non-illuminated business identification sign not exceeding 12 square feet shall be permitted.
8. Use of a dwelling for a home occupation shall not exceed 25 percent of one floor of the principal dwelling. In addition to the other requirements of this section, home occupations shall be permitted, in whole or part, within accessory buildings only on lots of at least two acres and if a setback of 50 feet is maintained from each property line.
9. A business license shall be obtained from Banks County prior to the operation of any home occupation. Said business license shall require approval by the zoning administrative officer. Failure to annually renew a business license within the specified time frame will result in the withdrawal of approval from the Board of Commissioners.
10. The following uses are allowable as home occupations (not all inclusive): tutoring, consultation and instruction in music, dance, arts, crafts and similar subjects limited to two students at one time; day care centers serving six or less persons; professional services (i.e., attorneys, architects, accountants, realtors, insurance and travel agents); secretarial services and answering services; mail order and general offices not involving storage of equipment, materials, products or vehicles; phone solicitations, beauty salons and barber shops limited to two operators/chairs; food catering).
11. The following are conditional uses: cabinet shops and/or metal cutting; doctors, dentists or other medical professions; automobile body work; automobile repair or related work, and any other home occupation where an accessory building is to be built on or moved to the property for such use.

Failure of a home occupation licensee to comply with any of the above conditions shall be reasonable grounds for revocation of a home occupation business license. All applicants for home occupations must appear before the Board of Commissioners of Banks County and only the Board of Commissioners of Banks County can approve a home occupation. Home occupation approvals and conditional uses shall terminate upon transfer or death.

I have read and agree to comply with these regulations for a home occupation:

Applicant _____

Date _____

Business Name _____