

## *Henry County ULDC Requirements*

### **ALL QUESTIONS MUST BE COMPLETED BEFORE SUBMITTAL**

#### **Sec. 7.01.00. – HOME OCCUPATIONS.**

##### **7.01.01. Generally.**

- A. A home occupation is permissible in a lawfully established dwelling unit in any residential zoning district. Home occupations shall meet the standards set forth in this section.
- B.** The following and similar uses shall be considered home occupations:
1. Office for professionals, such as attorneys, drafters, realtors, insurance agents, engineers, architects, and other consultants;
  2. Instruction or teaching, such as academic tutoring, performing arts, or fine arts;
  3. Administrative or clerical support services, such as transcription, court reporters, stenographers, notary republic, or addressing services;
  4. Personal services, such as beauty or barber shop, manicurists, dress-making or tailoring;
  5. Pet grooming;
  6. Child day care or nursery school for six (6) or fewer children;
  7. Adult day care for six (6) or fewer adults;
  8. Personal care home for three (3) or fewer persons;
  9. Medical practitioner (excluding veterinarians);
  10. Manufacturers' and internet sales representative;
  11. Studios for artists, or photographers;
- C. Agricultural activities associated with the raising of crops and farm animals on properties over three (3) acres in size shall not be subject to the requirements for home occupations.
- D. Activities not listed are prohibited as home occupations.
- E.** Home occupations may employ up to two (2) persons, who work on the premises, but who do not reside in the dwelling located on the premises, satisfying the following criteria:
1. Must be located within the RA (residential-agricultural) zoning district, outside of a subdivision.
  2. Must adhere to all other applicable standards for home occupations, set forth in sections 7.01.01, 7.01.02, 7.01.03, and 7.01.04.

**\*How do you plan to use your home in this business venture?** \_\_\_\_\_

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**\*How many employees do you employ for your business?** \_\_\_\_\_ **\* Are your employees online or on-site?** \_\_\_\_\_

**\*If your employees are online are they 1099-independent contractor status?** \_\_\_\_\_

##### **7.01.02. Standards for all home occupations.**

- A. All home occupations shall obtain a business license from Henry County.
- B. Employees of the home occupation not meeting the requirements outlined in section 7.01.01.E. shall be limited to the residents of the dwelling. At least one (1) member residing on the premises must be the primary operator of the business.
- C. The home occupation shall be clearly incidental to the residential use of the dwelling.
1. The use of the dwelling for a home occupation shall not change the residential character of the building.
  2. No internal or external alterations which are inconsistent with the residential use or character of the dwelling shall be permitted.
- D.** Products for sale or use in the home occupation shall not be visible from the street.
- E. Use of a dwelling for a home occupation shall not exceed twenty-five (25) percent of the total square footage of one (1) floor, except for personal care homes and adult or child day care.
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1. Floor plans shall be provided to reflect the dimensions of the entire floor and room which will be utilized for the home occupation. Each floor plan shall be drawn to scale.

F. The home occupation shall not constitute a nuisance to the surrounding neighborhood.

G. Outside storage of materials used in connection with a home occupation is prohibited.

H. A home occupation shall not use or be located in an accessory building.

I. Only passenger vehicles shall be used in connection with the operation or management of a home occupation.

J. No business shall be conducted between the hours of 8:00 p.m. and 7:00 a.m.

**\*If you are storing equipment or products, where will they be stored (all storage use must be within the main structure. No storage outside of main structure).** \_\_\_\_\_

**7.01.03. Standards for specific home occupations.**

A. Instruction shall be limited to two (2) students at any one (1) given time.

B. Beauty shops, barber shops, manicurists, pet grooming and similar services shall be limited to two (2) chairs or stations and one (1) shampoo chair or station. There shall be no more than two (2) clients on the property at any one (1) given time.

C. Personal care homes and adult or child day care facilities shall provide an approved state license prior to the issuance of a county business license.

**7.01.04. Specific standards for agricultural home occupations in the RA zoning district.**

A. Agricultural product sales shall be allowable in the RA zoning district, provided that the lot or parcel is not part of a subdivision.

B. Notwithstanding the provisions in section 7.01.02 above, agricultural products grown on the premises in the RA zoning districts may be visible from the street.

C. Only agricultural products produced on the premises may be sold on the premises.

D. Trucks and vehicles other than passenger vehicles may be used in connection with the operation of an agricultural home occupation.

E. An accessory building may be used in connection with an agricultural home occupation, subject to compliance with the following standards:

1. The accessory building shall maintain a residential appearance.

2. No automotive painting, body work, salvage, major automotive or heavy equipment repairs are to be conducted.

3. No machinery or equipment shall be used which generates noise detectable outside the accessory structure.

Ord. No. 10-17, § I, 11-2-10)

**\*If you are using a vehicle, other than a passenger vehicle, for your business, please provide the address where the vehicle will be parked?** \_\_\_\_\_

Name of Business \_\_\_\_\_

Address of Business \_\_\_\_\_

Type of Business \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Witness \_\_\_\_\_

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