

12-114 RESIDENTIAL HOME OCCUPATION ORDINANCE

12-114.1 Purpose

The standards of this Section dealing with home occupations are designed to protect and maintain the residential character of a neighborhood while permitting certain limited commercial activities which are traditionally carried out in a home.

12-114.2 Definition

Home occupation is defined as any business, occupation or activity conducted for gain within a residential building, or an accessory building thereto, which is incidental or secondary to the use of such building for dwelling purposes and which does not change the essential residential character of the building.

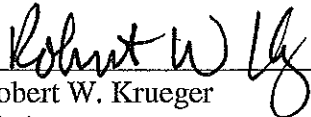
12-114.3 Standards

- a. The home occupation shall be conducted solely by the number(s) of the immediate family that reside(s) in the dwelling unit except that one (1) additional non-resident may also be employed.
- b. No display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling shall be allowed.
- c. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot if the occupation is conducted in a single-family dwelling; or outside the dwelling unit if conducted in other than a single-family dwelling.
- d. All home occupations shall be conducted entirely within an enclosed building.
- e. No materials or equipment associated with the home occupation shall be stored outside the building.
- f. The following businesses, occupations or activities are specifically prohibited:
 - 1) Motor vehicle and accessory sales or rental, repair and/or painting, including trailer rental or sales.
 - 2) Medical or dental clinic
 - 3) Restaurant
 - 4) Kennel and veterinary clinic
 - 5) Funeral home
 - 6) Nursery school, but not family day care, with six or fewer children
 - 7) Repair shops or service establishments, except the repairs of electrical appliances, computers, cameras, or other similar small items.


- 8) Beauty shops and barber shops, except when customer visits are by appointment only and are limited to no more than one customer in any one hour period. Beauty shops and barber shops allowed under these provisions shall be registered with the appropriate licensing and inspection authorities.
 - 9) Carpenter Shop.
- g. The home occupation shall not involve the use for delivery of materials to and from the premises or the on-site, over-night parking of commercial vehicles over two (2) tons gross weight. The intent is to permit delivery vehicles such as United Parcel Service vehicles but to exclude tractor-trailers and other large, heavy commercial vehicles.
- h. Home business activities that violate this ordinance may be enforced by a cease and desist order issued by the Authority, and if the home business activity continues, such order may be enforced by injunctive relief in the Superior Court of Glynn County. In such event, the leased property shall also be subject to an action *in rem* for damages, with all costs and attorneys fees of the Authority charged to the Lessee of the premises. Such uncured violation may be enforced as a default of any lease, in addition to any other remedies provided in such lease, for failure to comply with the "General Notice and Property Restrictions", specifically Paragraph 3 of the General Notice and the appropriate provision of the Property Restrictions, on file in Book 7-Q, Page 316, Glynn County Records.

Penalties:

Any person found in violation of any of the provisions of this ordinance shall be subject to a fine set by court system or as shall be provided and stipulated by law.



Robert W. Krueger
Chairman



Michael D. Hodges
Secretary