

PLANNING AND DEVELOPMENT DEPARTMENT

City of Nicholson

175 Lakeview Drive, PO Box 365,

Nicholson, GA 30565

Tel.: 706-757-3408

Fax: 706-757-2351

Home Occupation Permit Application

1. Description of Property:

Address: _____

Phone: _____ Cell: _____

Total number of acres: _____

Total number of square feet used for business: _____

Total number of square feet in dwelling: _____

2. Zoning designation of property: Zone: _____ Map: _____ Parcel: _____

3. Applicant's name: _____

4. Owner's name (if different from applicant) and address: _____

5. Number of employees: _____

6. Service or Product: _____

7. Description: _____

Signature of Applicant: _____ Date: _____

NOTE: YOU MUST ALSO SIGN THE ATTACHMENT

Section 5.08. Home Occupation.

Home occupations may be established as an accessory use to a dwelling as provided in permitted uses requirements for the zoning districts established by this ordinance. No more than one home occupation may be established for each dwelling. In districts where permitted, the following regulations shall apply to home occupations. Failure to meet one or more of these regulations at any time shall be unlawful and grounds for immediate revocation of business registration.

1. **Physical Limitations.** The gross floor area of building devoted to a home occupation shall not exceed 750 square feet, or 25 percent of the gross floor area of the dwelling, whichever is greater. An accessory building may be used in connection with the home occupation, subject to compliance with all other provisions of this section.
2. **Alterations to the Dwelling.** The exterior appearance of the dwelling must remain that of a dwelling. No internal or external alterations inconsistent with the residential use of the principal building, and if applicable, an accessory building, may be permitted.
3. **Vehicles and Parking.** Vehicles kept on site in association with the home occupation shall be used by residents only, except for the parking of employees as may be permitted by this section. Only vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of the home occupation. Incoming vehicles related to the home occupation, if any, shall at all times be parked off-street within the confines of the residential driveway or other on-site permitted parking. The transporting of goods by truck in connection with a home occupation is prohibited.
4. **Equipment, Off-site Impacts, and Nuisances.** No home occupation shall generate traffic, sound, smell, vibration, light, or dust that is offensive or that creates a nuisance. No equipment that interferes with radio and/or television reception shall be allowed. Home occupations must exclude the use of machinery or equipment that emits sound (e.g., saws, drills, musical instruments, etc.) that is detectable beyond the property. Chemical, electrical, or mechanical equipment that is not normally a part of domestic or household equipment and which is used primarily for commercial purposes shall not be permitted.
5. **Signs Prohibited.** There shall be no signs permitted in conjunction with a home occupation, although this shall not preclude the property owner from erecting signs permitted on the lot pursuant to the Nicholson Sign Ordinance.
6. **Employees.** Only occupants of the dwelling and one (1) additional full-time employee or two (2) part-time employees shall be authorized to work on the premises in connection with a home occupation.
7. **Display, Stock-in-Trade, and Sales.** There shall be no display, and no stock-in-trade nor commodity sold on the premises, in connection with a home occupation, nor shall there be any activity associated with the home occupation visible outside the dwelling. No deliveries or pickups by or on behalf of customers shall be permitted.
8. **Uses Specifically Prohibited.** The following uses are specifically prohibited as home occupations: auto sales or auto or vehicle or implement repair; restaurants; animal hospitals, veterinary clinics, kennels, or the keeping of animals; funeral homes; retail or wholesale shops; machine shops; personal service establishments (including beauty salons); special event facilities; and lodging services.
9. **Approval.** All home occupations shall be subject to the Zoning Administrator's approval. The applicant for a business registration shall file for home occupation approval from the Zoning Administrator on forms provided by the Zoning Administrator.
10. **Modifications by Conditional Use Permit.** The provisions of this section may be modified or varied pursuant to application by the property owner for a conditional use, according to procedures specified in Article VIII of this ordinance.

Applicant Signature: _____

Date: _____.