

# ***Liberty Consolidated Planning Commission***

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**LCPC**

**The City of Flemington, Georgia**

## **Overview of Home Occupation Licenses - Zoning Ordinance**

Applicant Name:

Applicant Address:

Current Zoning:

Business Name:

Business Location:

### ***General provisions and prohibited uses.***

*Excerpts from the City of Flemington Ordinance Article III Section 3.15*

**Home occupations.** Home occupations are defined as professions such as, but not limited to doctor, lawyer, dentist; vocations such as public secretary, accountant, draftsman; personal services such as beautician, barber, and similar occupations which can be conducted in an occupied home without disrupting the family life and without changing the outward appearance of the neighborhood. Excluded are mortuaries, massage parlors, palm readers, tattoo parlors, or activities that require outside storage, and retail or wholesale sale establishments. Home occupations may be conducted in any residential or agricultural area, except R-4, upon approval of the Governing Authority. The Governing Authority shall act only after a public hearing and recommendation by the Planning Commission.

- 3.15.1 The home occupation shall be conducted within the principal building and only by members of the family residing in the building. Not more than one person shall be employed who is not a resident of the premises.
- 3.15.2 Not more than twenty (20) percent of the gross floor area of any dwelling unit may be used as a home occupation, except for medical and dental offices and foster family care, which may use up to forty (40) percent.
- 3.1.5.3 For the purpose of identification of such use, one non-illuminated wall sign not exceeding one square foot in area may be permitted. Such signs shall identify only the name of the profession and the name of the occupant of the premises and shall be mounted against a wall of the principal building.
- 3.1.5.4 No motor power other than electrically operated motors shall be used in conjunction with such home occupation and the total horsepower of such permitted electrical motors shall not exceed three (3) horsepower, or one (1) horsepower for any single motor.

- 3.1.5.5 There shall be no alteration in the residential character of the premises in connection with such home occupation unless so authorized by the local Governing Authority.
- 3.1.5.6 No merchandise or articles for sale shall be displayed for advertising purposes and no sign or device relative to the sale of such merchandise shall be displayed on the premises
- 3.1.5.7 No article or materials used in connection with such home occupation shall be stored other than in the principal building so used.
- 3.1.5.8 Any home occupation as provided for in this section may be reviewed by the local Governing Authority at any time after twelve (12) months following the approval of such use and may revoke permission to continue such home occupation at any time thereafter.
- 3.1.5.9 There shall be no disturbance or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthful or unsightly condition.

*Additional requirements.* The foregoing requirements for home occupation shall be in addition to those requirements for business licenses generally, and any violation of these requirements shall be grounds for denial, suspension or revocation of the subject business license, and vice versa. Upon any violation of this ordinance, the home occupation may be suspended, denied or terminated as with business licenses generally.

The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any on-premise or off-site business activities within Liberty County.

*Renewal application.* All persons wishing to renew their home occupation license from the previous year shall contact the City of Flemington, GA.

Business narrative: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Property Landowner & Identification

Business Owner & Identification

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

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

\_\_\_\_\_  
Above Signature(s) Attested to and Witnessed By LCPC Staff Member

\_\_\_\_\_  
Date

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