

Home Occupation Application
City of Berkeley Lake
4040 South Berkeley Lake Road
Berkeley Lake, GA 30096
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The definition of customary home occupation as published in the City of Berkeley Lake Zoning Ordinances, Chapter 78: *An occupation customarily carried on within a dwelling for gain or support involving the sale of only those articles, products or services produced on the premises, conducted entirely within the dwelling by members of the immediate family residing in the dwelling unit and involving no display of articles or products*

Section 78-205 Home Occupation Restrictions

A home occupation may be an accessory use in any residential district subject to the following conditions:

- (1) A home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.
- (2) Home occupations shall be conducted entirely within an existing dwelling unit and enclosed accessory structures. No alteration shall be made in either the internal or external structural form of the residential building or external appearance for purposes of home occupation. The removal of partitions or floors or parts thereof, shall be construed as such an alteration and is therefore prohibited.
- (3) No more than 25 percent, up to 600 square feet, of a residence and accessory structures may be used for home occupations.
- (4) There shall be no outside storage of any kind related to a home occupation.
- (5) No home occupation shall increase traffic or parking greater in volume or different in nature than would otherwise normally occur in the residential neighborhood in which it is located.
- (6) Customers or clients may not come to the premises.
- (7) Stables or kennels for the boarding or breeding of animals is prohibited. The salvage or repair of motor vehicles is also prohibited.
- (8) Only the residents or property owner may be employed at a residence as part of a home occupation.
- (9) No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible beyond the property.
- (10) Delivery and/or pickup of products and materials related to home occupations shall occur no more than once per day and be limited to vehicles with six or less wheels.
- (11) With the exception of one delivery/pickup per day, as specified in subsection (10) of this section, no more than one commercial vehicle shall be allowed on the premises at any one time.
- (12) Exterior signage of every type is not permitted.
- (13) Waste products and volume shall not exceed that normally associated with single-family dwellings, including, without limitation, paper products, radioactive materials, solid wood or wood products, food, plastic or metals and must not, in any event, result in the home producing an overall volume of waste which exceeds the average volume of waste for other homes within the district by ten percent.

Section 78-206 Exemptions.

The following special exceptions to activity otherwise restricted by section 78-205 shall be permitted:

- (1) Nonresidential uses as permitted in section 78-194(6) are exempt from the provisions of section 78-204.
- (2) Occasional garage/lawn/yard, art, or craft sales are permitted up to twice per year, for up to two days each.
- (3) Delivery of services (such as architect, attorney, clergy, engineer, tax consultant, etc.) are permitted subject to the following:
 - a. No more than one client vehicle at any time; offstreet parking must be available and utilized;
 - b. Only occasional and incidental client visits are permitted;
 - c. Clients are permitted between the hours of 9:00 a.m. and 6:00 p.m.; and
 - d. All other requirements of section 78-205 must be met.
- (4) The following uses are permitted for adult and child educational purposes in recognition of the benefits educational home occupations provide to the community at large.
 - a. Instruction in music, dance, arts and crafts, or tutoring services within an enclosed building, but limited to two pupils at one time, is permitted subject to the following:
 - i. Clients are permitted between the hours of 7:00 a.m. and 9:00 p.m.
 - ii. Off-street parking must be provided and utilized.
 - iii. All other requirements of 78-205 must be met, except subparagraphs (5) and (6).

Please provide a detailed description of the proposed business, services/products offered and method of delivery and what activities will take place at the residence:

I hereby certify that I have read and understood the above regulations governing home occupations and that the information I've provided herein is true and complete. I further understand that if the home occupation has been misrepresented and is in violation of the above regulations, this would constitute a violation of the City Ordinance(s) and may result in citation.

Note: Even if the City approves the home occupation, your homeowner's association may have covenants that do not allow home occupations. The City does not enforce these covenants, but you need to be aware of them.

_____ -

Applicant's Name

Signature

Date

Address of Home Occupation

For City Use

Approval / Denial (Circle One) **Signature:** _____ **Date:** _____

