

PROPOSED REVISION

Section 6-9. - Home occupations.

- A. Any occupation or commercial enterprise within the zoning districts R-1, R-2, R-3, R-4, VCM, or MR-1 that meets the following requirements is permitted:
1. ~~Only residents of the dwelling may be engaged in the home occupation.~~
Only residents of the dwelling may be engaged in the home occupations. The guests of bed and breakfast home facilities shall adhere to Section 6-9(A)8 of this code section.
 2. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the building.
 3. No business or advertising signs shall be permitted.
 4. ~~Use of the building for the purpose of a home occupation shall not exceed 25 percent of one floor of the principal building.~~
Use of the building for the purpose of a home occupation shall not exceed 25 percent of one floor of the principal building, with the exception of bed and breakfast home facilities that shall not exceed the maximum allowance of two (2) lodging rooms.
 5. No internal or external alterations inconsistent with the residential use of the building shall be permitted.
 6. The occupation shall not constitute a nuisance in the neighborhood. Furthermore, except as would be caused by a typical residential use, no noise, vibration, dust, odor, smoke, glare, or electric disturbance which is perceptible beyond any property line will be permitted to occur as a result of the home occupation.
 7. Only vehicles with a gross vehicle weight of 8,600 pounds or less shall be permitted in connection with the conduct of any home occupation.
 8. Except as authorized under a special use permit customers or clients shall not be permitted on the premises of a home occupation.
 9. Home occupations are prohibited from pickup and delivery services on a fixed schedule within the zoning districts R-1, R-2, R-3, R-4, VCM, or MR-1.
 10. A home occupation shall not store or use hazardous materials that could pose a threat to public safety either by fire, explosion, or contamination except those used in routine home property maintenance.
 11. A home occupation shall meet the requirements of the license and business regulations of the city.
 12. A home occupation shall not store any goods or materials outside the principal building.

ORDINANCE 2017-05

AN ORDINANCE BY THE GOVERNING AUTHORITY FOR THE CITY OF STONE MOUNTAIN, GEORGIA TO AMEND APPENDIX A - ZONING, ARTICLE VI: SUPPLEMENTAL REGULATIONS, SECTION 6-9 – HOME OCCUPATIONS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE, TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

PART I

The Council of the City of Stone Mountain hereby ordains that APPENDIX A – ZONING, ARTICLE VI: SUPPLEMENTAL REGULATIONS, Section 6-9 – Home Occupations of *The Code of the City of Stone Mountain, Georgia* be amended as follows:

1. Delete Section 6-9(A)1. in its entirety and
2. Add new Section 6-9(A)1.

“Only residents of the dwelling may be engaged in the home occupations. The guests of bed and breakfast home facilities shall adhere to Section 6-9(A)8 of this code section.”

3. Delete Section 6-9(A)4 in its entirety and
4. Add new Section 6-9(A)4

“Use of the building for the purpose of a home occupation shall not exceed 25 percent of one floor of the principal building, with the exception of bed and breakfast home facilities that shall not exceed the maximum allowance of two (2) lodging rooms.

PART II

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

PART III

This ordinance shall become effective on the _____ day of _____, 2017
This ordinance was proposed by Council Member _____ with a motion to adopt. Thereafter, the motion was seconded by Council Member _____ . _____ Council Members voted in favor of the motion and _____ Council Members voted against the motion.

Signatures on next page.

Mayor Patricia Wheeler

Alicia Daniels, Asst. City Clerk

Approved as to form: _____
City Attorney Joe Fowler

First read: _____

Second read: _____