

SPECIAL PERMIT FOR HOME OCCUPATION

SUWANNEE COUNTY ZONING DEPARTMENT
224 PINE AVENUE, LIVE OAK FL 32060
386/364-3401

APPLICANT: _____ PHONE NO. _____
ADDRESS: _____

PROPERTY OWNER: NAME: _____
ADDRESS: _____

LEGAL DESCRIPTION:

Sec. ____ Twp. _____ S Range ____ E Tax Parcel No. _____
Lot ____ Block _____ Subdivision _____
Size _____ Number of Residences on Property: _____

Type of Business: _____

Specific Activities **to be Conducted in Home** in Association with this Occupation: _____

PLEASE ATTACH THE PARCEL IDENTIFICATION PRINT-OUT FROM THE PROPERTY APPRAISER'S OFFICE FOR THIS PROPERTY & DRAW ON THE BACK OF THIS FORM A SITE PLAN OF THE PROPERTY WHICH SHOWS THE LOCATION OF YOUR RESIDENCE AND THE DISTANCE THE STRUCTURE IS FROM PROPERTY LINES.

Application is hereby made for a Home Occupation Permit, as provided in Section 14.6.2 of the Suwannee County Land Development Regulations (LDRs). I certify that the home occupation will be conducted entirely inside of my principal residence and will not generate excessive traffic, other than what is normal for residential use, will not create any nuisance for adjacent neighbors, and that only (1) additional person other than family members residing on the premises shall be engaged in the home occupation. In addition, all provisions of Section 4.19.31 of the LDRs shall be followed.

Date Signature of Property Owner

Date Signature of Applicant

THIS PORTION TO BE COMPLETED BY COUNTY

Zoning District: _____ Land Use: _____

The Home Occupation Permit is _____ subject to the following conditions: _____

Date County

This Permit may be revoked by the County, should the applicant violate *the* provisions of this Permit.

4.19.31 HOME OCCUPATION REQUIREMENTS

1. Only one (1) additional person other than members of the family residing on the premises shall be engaged in such occupation;
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character thereof;
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding two (2) square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two (2) feet distance from the main entrance to the residence;
4. In all zone districts except agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building, provided that the floor area devoted to the home occupation does not exceed 1,000 square feet.
5. No home occupation shall occupy more than twenty percent (20%) of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two (2) years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
8. A take out only restaurant shall be allowed as a home occupation in Agriculture-1 zoning districts. A take out only restaurant shall mean an establishment where meals or prepared food including beverages and confections are served to customers for consumption off the premises. Further in addition to the requirements of subparagraphs 1-11 of this section, such take out only restaurant home occupation shall;

- a. be located on a lot or parcel, as part of the principal dwelling unit or as provided for in subparagraph 4. of this section, which is in accordance with the minimum lot size required in the Agriculture-1 zoning district (excepting non-conforming lots or parcels, which are at least three acres in size); and
 - b. Maintain a minimum thirty (30) foot front yard setback and be located at least fifty (50) feet from any side or rear lot line; and
 - c. Limit the hours of operation, which shall not be earlier than 9:00 a.m. and not be later than 10:00 p.m.; and
 - d. Prohibit dining by customers on the premises; and
 - e. Prohibit ordering devices outside of the building; and
 - f. Maintain the operation of the facility in accordance with all County and State of Florida health and safety requirements; and
 - g. Prohibit vehicular stacking lanes for the provision of service at a take out window. All service must be conducted at a walk up window. In order to maintain the take out only restaurant in the character of a home occupation, offstreet parking shall be limited to three (3) spaces. Any such off street parking shall not be located in the required front yard.
9. Hours of operation shall be limited to not earlier than 7:00 a.m. and not later than 10:00 p.m.
 10. A home occupation shall be subject to all applicable occupational licenses and other business taxes

11. For the purposes of illustration, the following uses shall not be considered home occupations.
 - a. Studio for group instruction
 - b. Dining facility or restaurant
 - c. Antique or gift shop
 - d. Photographic studio
 - e. Outdoor repair
 - f. Food processing,
 - g. Retail sales, and
 - h. Child care center

12. For purposes of illustration, the following uses may be considered home occupations, provided they meet all the requirements listed in subparagraphs 1-10 and all other provisions of these land development regulations:
 - a. The giving of individual instruction to one (1) person at a times such as art or music teacher;
 - b. Fabrication of articles such as are commonly classified under the terms arts and handicrafts, providing no retail sales are made in the home;
 - c. Custom dressmaking, seamstress, milliner;
 - d. Tutoring for not more than one (1) student at a time;
 - e. Answering telephone;
 - f. Barber or beauty shop; and
 - g. Professional offices.

