



## **Section 531 – Home occupations FA, LFA & CFA – 1 ½ Acres and above**

Home occupations on one and one half acres and above shall be permitted as an accessory use to a residential dwelling in any FA, LFA and CFA zoning district.

1. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes.
2. The home occupation does not change the character of the residential dwelling when conducted within the dwelling.
3. The home occupation is conducted entirely within a residential dwelling and/or a structure or detached unenclosed structure for storage of products (such as pine straw, plants, etc.) and machinery on the same property.
4. The owner/operator of the home occupation must own the property and/or building in which the home occupation is operated. An occupant not owning the property or building in which they operate a home occupation must have notarized permission from the home owner/property owner.
5. No more than 35% of the floor space of the residential dwelling shall be used for the home occupation and no more than 3500 square feet of a detached structure may be used for a permitted home occupation. The home occupation can be located in either the home or a detached structure or both.
6. No more than three (3) home occupations per residence will be permitted and no more than two (2) non-residents per business may be employed in the home or detached structure. Does not apply to off site employees.
7. No more than five (5) service vehicles per residence will be permitted.
8. No storage shall be forward of the principle residence.
9. No home occupation shall create excessive noise, dust, vibrations, smells, smoke, glare, electrical interference, fire hazard or nuisance to any greater or more frequent extent than that usually experienced in the district on residentially used zoning lots where no home occupation exists.
10. One (1) permanent free-standing home occupation sign per road frontage, provided it is non-illuminated and no larger than 32 square feet in area and unless otherwise prohibited by deed restrictions; and meets all other requirements of Article X.
11. Any home occupation lawfully permitted prior to the adoption of this ordinance will be considered “legal non-confirming”. Any legal non-confirming home occupation that ceases to exist for a period of twelve (12) months after the business license expires shall lose its non-confirming status.
12. For applicants information only
  - A. Please check with the Horry County Code Enforcement Department for applicable Building code requirements before completing the permitting process.

- B. Home occupations are hereby precluded from operating in subdivisions where deed restrictions or covenants may prohibit such uses. Please check with your appropriate home owners/property owners association.

13. **PROHIBITED USES** in FA, LFA, CFA zones one and one half acres and above:

Heavy Equipment Operations (does not apply if parcel is 5 acres or more)

Ambulance Service

Taxi Service (does not apply if parcel is 5 acres or more)

Limousine Service (does not apply if parcel is 5 acres or more)

Trucking Companies (Exceptions: Companies with no more than 5 service vehicles parked in the side or rear yard and not forward of the house with no less than an 8 feet high privacy fence or natural vegetation)

(Does not apply if parcel is 5 acres or more)

Retail Sales (On-site)

Welding Fabrication Shops (Except small welding operations for equipment or vehicle repair)

Industrial/Commercial Trade Shops (exception: off-site service related trades and on-site artisan or craftsman shops such as cabinet maker, furniture repair or hobby shops that do not mass produce or manufacture such product).

Auto/Body Repair Services (On-site)

Medical, Dental, Chiropractic or Veterinary Offices/Clinics

Health salons, Exercise Studios and Gyms

Restaurants or Taverns

Firearms (those occupations that entail the manufacturing, sale, lease or rental of firearms and/or ammunition)

Escort Services

Adult Oriented Businesses (examples: private modeling and uncertified massage services)

Drug/Alcohol Counseling Services

Tattoo and Body Piercing

Swimming Pool Companies