



Section 529 – Home Occupations Residential – 1 ½ acre or more

Home occupations on more than one (1) acre (excluding multi-family tracts) shall be permitted as an accessory use to a residential dwelling in any residential zoning district **excluding FA, LFA and CFA** provided that all the following conditions are met:

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 fully enclosed attached or detached structure 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 1000 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 detached structure or both.
6. No more than two (2) 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.
7. No more than two (2) service vehicles per acre will be permitted.
8. Outside storage of equipment, supplies, or over-stock must be screened with no less than a six feet (6') high and no more than an eight (8') foot high privacy fence or suitable vegetation. No storage may exceed the height of the screening.
9. All parking and maneuvering areas required to support the home occupation shall be located on site to the residence.
10. Bulk deliveries to a home occupation shall be limited to one (1) per day.
11. 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.
12. Signage allowed as per Article X, Section 1005(i) which states: One (1) home occupation sign, provided it is non-illuminated and no larger than two (2) square feet in area and it is mounted against a wall of the principal structure unless otherwise prohibited by deed restrictions.

13. Any home occupation lawfully permitted prior to the adoption of this ordinance will be considered “legal non-conforming”. Any legal non-conforming home occupation that ceases to exist for a period of twelve (12) months after the business license expires shall lose its non-conforming status.

14. For applicants information only

- A. Approved home occupations complying with this section must meet applicable building code requirements. 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.

15. Prohibited uses in residential zones more than one (1) acre:

Retail Sales On-site

Trade shop Uses

Auto Repair Services

Kennels

Welding Service

Medical, Dental, Chiropractic or Veterinary offices/clinics

Health Salons, Gyms, Dance Studios, Aerobic exercise studios

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, uncertified massage services)

Drug /Alcohol Counseling Services

Tattoo & Body Piercing

Swimming Pool Companies