



### **Section 530 – Home occupations FA, LFA & CFA – Less than 1 ½ acres**

Home occupations on less than one and one half acre tracts 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 fully enclosed 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 1500 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 occupation 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 three (3) service vehicles per residence will be permitted.
8. Outside storage of equipment, supplies, or over-stock must be screened with no less than six feet (6') high and no more than an eight feet (8') high privacy fence and or planted or existing suitable vegetation. No storage may exceed the height of the screening. No storage shall be forward of the principle residence.
9. All parking and maneuvering areas required to support the home occupation shall be located on site to the residence.
10. 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.
11. One (1) permanent freestanding home occupation sign per road frontage, provided it is non-illuminated and no larger than 16 square feet in area and unless otherwise prohibited by deed restrictions; and meets all other requirements of Article X.

12. 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.
13. 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.
14. **PROHIBITED USES** in FA, LFA, CFA zones less than one and one half (1 ½ ) acres:

Large Commercial Heavy Equipment Operations

Ambulance Service

Taxi Service

Limousine Service

Trucking Companies (Exceptions: Companies with no more than 3 service vehicles parked in the side or rear yard and not forward of the house and screened with no less than an 8 feet high privacy fence or natural vegetation)

Retail Sales (On-site)

Trade shop Uses

Auto/Body Repair Services (On-site)

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