



Planning & Development 706-335-4200 building@commercega.gov

Home Occupation Bakery Unified Development Code Permit Agreement

A Home Occupation Business License is required to operate a Home Occupation Bakery in the City of Commerce and the License is governed by the following City code sections and all applicable State laws, rules and regulations.

Definition: *Home occupation:* Any activity carried out for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

UDC Sec. 3-044. Home Occupation

www.commercega.gov

A home occupation may be established in a dwelling as provided in permitted uses requirements for the zoning districts established by this UDC (Tables 2-1A and 2-1B). No more than one home occupation may be established in a single dwelling. In districts where permitted, the following regulations shall apply to home occupations. Failure to meet one or more of these regulations at any time shall be unlawful and grounds for immediate revocation of business registration.

- a) Physical limitations. The gross floor area of a dwelling unit devoted to a home occupation shall not exceed 750 square feet, or 25 percent of the gross floor area of the dwelling, whichever is less. No accessory building shall be used in connection with a home occupation, except in rural residential and manufactured housing zoning districts.
- b) Alterations to the dwelling. The exterior appearance of the dwelling must remain that of a dwelling. No internal or external alterations inconsistent with the residential use of the building may be permitted.
- c) Vehicles and parking. Vehicles kept on site in association with the home occupation shall be used by residents only. Only vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of the home occupation. Incoming vehicles related to the home occupation, if any, shall at all times be parked off-street within the confines of the residential driveway or other on-site permitted parking. The transporting of goods by truck in connection with a home occupation is prohibited. Related activity shall only be conducted between the hours of 8:00 a.m. and 8:00 p.m.
- d) Equipment, off-site impacts, and nuisances. No home occupation shall generate traffic, sound, smell, vibration, light, or dust that is offensive or that creates a nuisance. No equipment that interferes with radio and/or television reception shall be allowed. Home occupations must exclude the use of machinery or equipment that emits sound (e.g., saws, drills, musical instruments, etc.) that is detectable beyond the property. Chemical, electrical, or mechanical equipment that is not normally a part of domestic or household equipment but which is used in conjunction with an approved home occupation is permitted on the property such that it is parked or stored in such a manner that such

equipment is not visible from a roadway and is parked or stored in accordance with any and all additional requirements as specified within this UDC.

- e) Signs. There shall be no signs permitted in conjunction with a home occupation.
- f) Employees and licenses. Only occupants of the dwelling shall be authorized to work on the premises in connection with a home occupation. Any occupational licenses, including business registrations, required by state or city regulations must be obtained. Proof of state registration, if required for the home occupation, shall be submitted to the Zoning Administrator prior to the issuance of a business registration.
- g) Display, stock in trade, sales, and storage. There shall be no display, and no stock-in trade nor commodity sold or stored on the premises, in connection with a home occupation, nor shall there be any activity associated with the home occupation visible outside the dwelling.
- h) Uses prohibited. The following uses are specifically prohibited as home occupations: auto sales or auto repair; tow service; restaurant; animal hospital, veterinary clinic, kennels, animal boarding or breeding, or the keeping of animals; medical transport services; funeral homes; retail or wholesale shops, excluding e-commerce; machine shops; cabinet making; bed and breakfast inn; boarding house; medical office; dental office; dance studios; personal service establishments (including beauty salons, massage clinic, tattoo salons, piercing salons); special event facilities; and lodging services.
- i) Application and required documents. The applicant for a business registration shall file for approval from the city clerk on forms provided by the city clerk. Additional information, including a plot plan of the lot on which a home occupation is proposed, may be required by the Zoning Administrator, city clerk, or designee, along with information describing the nature of the home occupation. If the applicant is not the owner of the property where the home occupation is proposed to be located, a notarized letter signed by the property owner authorizing the applicant to use the property for the home occupation is required and shall be submitted along with the application form.
- j) Approval. All home occupations shall be subject to the approval of the Zoning Administrator, city clerk, or designee as authorized by the City Manager.
- k) Modifications by conditional use permit. The provisions of this section may be modified or varied pursuant to application by the property owner for a conditional use, according to procedures specified in this UDC for conditional uses.

*The accessory stand must be mobile and may not be placed farther than halfway between the house and the road. It must remain on the half of the driveway closest to the home.

*Structure cannot be larger than 3x5 ft.

*The structure must be removed and out of sight by 8 p.m., or by sunset, whichever comes first.

The above code section can be found at www.commercega.gov under City Ordinances

By signing below, the undersigned acknowledges that they have read and understood the terms of the permit and agrees to be bound by them. The undersigned further acknowledges that they have no right to contest the revocation of this permit and hereby waives any such right.

Applicant: _____ Date: _____

Building Official: _____ Date: _____

Business License Clerk: _____ Date: _____

