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Zoning and Inspection Occupancy Permit

HOME OCCUPATION

In order to obtain a City Business License, this form must be completed, signed by the applicant and approved by the Building Official. A copy of the City of Lancaster's Code of Ordinance section 31-34 referencing home occupations is attached. Applicant should submit a detailed letter of business intent to accompany this application, specifying business activity, advising if any signs will be placed on the property, if advertising will be visible on vehicles and if selling merchandise from home. Any proposed signs must be reviewed and approved prior to issuance of a sign permit authorizing installation and no City Business License will be issued until such time.

P L E A S E P R I N T C L E A R L Y Application Fee: **\$25.00**

Application Date: _____ Application Taken By: _____

Business or Organization Name: _____

Premise Location: _____ City/State/Zip: Lancaster SC 29720

Occupancy Type: Home Occupation

Applicant: _____

Mailing Address: _____ City/State/Zip: _____

Telephone: _____ E-Mail: _____

I have received a copy of section 31-34 of the City of Lancaster Ordinance and hereby acknowledge and understand all applicable requirements for conducting a home based business and the obtaining of a City Business License.

Applicant Signature of Receipt: _____

Date: _____

For Internal Use Only

Comments: _____

I have reviewed the proposed use for the building and find that it complies with the applicable zoning requirements.


Zoning: _____ Building Official: _____ Date: _____

Copy to: Chief of Police

sold or stored, any services performed, or other business is conducted, except that the following shall not be prohibited by this subsection: retail sales of goods and products manufactured, created, or produced by the seller, so long as such sales are otherwise permissible under this chapter; the sale of goods within authorized flea markets or special events; use of a motor vehicle in connection with a recycling operation, to the extent otherwise authorized under this chapter. Situations that do not comply with this subsection on the effective date of this chapter are required to conform within thirty (30) days thereafter. (See the nonconforming situations article of this chapter.)

- (4) It shall be unlawful for any person or owner to acquire and/or keep any domestic farm animals, livestock, fowl or the like within the city limits. A list of such animals which shall not be allowed within the city limits shall include but not be limited to chickens, cows, ducks, geese, goats, guineas, horses, mules, swine, turkeys or the like. This restriction shall not apply to parcels of land which contain at least five (5) acres of land.
- (5) It shall be unlawful for any person or owner to acquire and/or keep exotic animals within the city limits. A list of such animals which shall not be allowed within the city limits shall include but not be limited to alligators, bears, large snakes, lions, tigers, etc. This restriction shall to all parcels of land within the city limits regardless of its size.

(Ord. No. 99-10, § 1, 4-27-99)



Sec. 31-34. Accessory uses.

- (a) The table of permissible uses classifies different principal uses according to their different impacts. Whenever an activity (which may or may

not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or is commonly associated with the principal use and integrally related to it, then the former use shall be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multifamily development and would be regarded as accessory to such principal uses, even though such facilities, if developed apart from a residential development, would require a permit.

(b) For purposes of interpreting subsection (a):

- (1) A use shall be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use;
- (2) To be "commonly associated" with a principal use, it is not necessary for an accessory use to be connected with such principal use more often than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relationship.

(c) Without limiting the generality of subsections (a) and (b), the following activities are specifically regarded as accessory to residential principal uses so long as they satisfy the general criteria set forth above:

- (1) Home occupations to be regarded as having no significantly adverse impact on the surrounding neighborhood, the use shall not display goods, stock in trade, or other commodities outside a fully enclosed structure, conduct on-premises retail sales of goods not produced on site, not employ more than one (1) person that is not a resident on the premises in connection with the purported home occupation, create objectionable noise, fumes, odor, dust, or electrical interference, use more than

twenty-five (25) percent of the total gross floor area of the primary residential structure or more than one thousand (1,000) square feet of gross floor area (whichever is less), may be used for home occupation purposes, and must use only vehicles used primarily as passenger vehicles in connection with the home occupation. A home occupation shall not be conducted in any accessory structure and it shall clearly be incidental to the residential use of the site which shall be considered the principle use of the site. No sign shall be permitted, except one (1) nonilluminated nameplate not more than two (2) square feet in area mounted flat against the wall of the principal building in which the occupation is conducted.

- (2) Hobbies or recreational activities of a non-commercial nature;
- (3) Satellite (dish) antennas so long as any dish antenna is less than ten (10) feet in diameter and shall not be located in any front yard.

(Ord. No. 99-10, § 1, 4-27-99)

Sec. 31-35. Accessory structures.

(a) *Number of accessory buildings.* In the residential district, no more than two (2) accessory buildings shall be permitted per lot.

(b) *Location of accessory buildings.* In residentially zoned areas, accessory buildings shall be located only within buildable areas or within rear yards subject to the requirements of section 31-105.

(c) *Lot coverage.* The total square footage at all accessory buildings on a lot in a residential area shall not exceed twenty-five (25) percent of the gross total enclosed heated square frontage of the existing single family dwelling.

(d) *Setback requirements.* See section 31-105 for setback requirements.

(Ord. No. 99-10, § 1, 4-27-99)

