

PASSED: 8-7-00

ORDINANCE NO. 10-00

AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF MAYSVILLE, GEORGIA BY CHANGING THE DEFINITION OF "ACCESSORY BUILDING" AND "ACCESSORY USE" AND THE DEFINITION OF "HOME OCCUPATION"; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Town Council of Maysville, Georgia as follows:

Section 1. AMENDMENTS TO TEXT OF ORDINANCE.

That from and after the passage of this Ordinance, the text of the Zoning Ordinance of the City of Maysville, Georgia is hereby amended as follows:

- A. Subsections 31.1 and 31.5 of Article III, Section 31 are deleted in their entirety and the following new subsections are hereby adopted in their place and stead:

31.1 Accessory Building or Use. A building or use which is subordinate to and serves a principal building or principal use; is subordinate in area, extent, or purpose to the principal building or use served; contributes to the comfort, convenience or necessity of occupants of the principal building or principal use; and is located on the same lot as the principal building or principal use.

31.5 Repealed.

- B. Subsection 31.10 of Article III, Section 31 is hereby deleted in its entirety and the following new subsection is hereby adopted in its place and stead.

31.10 Home Occupation. A home occupation shall be defined as and limited to activities meeting the following requirements:

1. A maximum of two (2) persons not residing in the dwelling may be employed in connection with the home occupation. There is no limit on the number of other employees, provided that they reside within the dwelling on the premises.
2. The home occupation shall be clearly incidental and secondary to the residential use of the dwelling and lot and shall not change the residential character of the building, lot, or neighborhood.
3. No storage or display of products, equipment, customer vehicles or other items shall be visible from the adjoining street or adjacent properties.

4. Vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of a home occupation, but only one commercial vehicle is permitted to be used per home occupation.
5. No external alterations of the dwelling solely for the accommodation of a home occupation are permitted; provided, however, the home occupation may be conducted in a separate garage, barn, shop or other accessory building which is not inconsistent in size, shape and architecture with the residential character of the lot and neighborhood. If feasible the accessory building used for a home occupation shall not be visible from any public road or adjacent property line.
6. No chemical, electrical, or mechanical equipment shall be used in connection with the home occupation if it generates any noise, odor, environmental hazard or other nuisance which is detectable to any extent at the common boundary of the property and any neighboring properties. No such equipment shall be placed so as to be visible to any neighboring property or public road.
7. One non-illuminated business identification sign not exceeding twelve (12) square feet shall be permitted, provided that the sign must be compatible with the dwelling and the residential character of the neighborhood.
8. A business license shall be obtained prior to the operation of any home occupation.

Section 2. REPEAL OF CONFLICTING ORDINANCES.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3. SEVERABILITY OF PARAGRAPHS.

If any portion of this ordinance shall be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section 4. EFFECTIVE DATE.

The effective date of the text amendments adopted by this ordinance shall be August 7th, 2000, upon passage.

SO ORDAINED this 7th day of August, 2000.

MAYSVILLE TOWN COUNCIL

By: Richard L. Ledy
Mayor

Jack Hill
Councilperson

Vincent A. Mart
Councilperson

William A. Oesthi
Councilperson

Scott Harper
Councilperson

Attest:

Lisa W. Harper
Town Clerk