

Excerpt from Louisa County Zoning Ordinance-pages 28-30

ARTICLE 3: DISTRICTS AND REGULATIONS

60.3 Home Occupations (*Home Business and Home Industry*)

The intent is to allow home businesses in a A-1 district, if they do not conflict or distract from adjacent landowners enjoyment of their land or cause unnecessary damage to public roads.

If the zoning districts permit it as a accessory use, these uses are allowed for the current occupants only if in compliance with the following procedure and restrictions:

60.3.1 Home Business

A. Application

1. The home business person must apply in writing to the Zoning Administrator for approval of his/her home business.
2. The applicant shall provide information showing how the proposed business will comply with all of the restrictions stated within this sub-section.
3. The application shall be accompanied by a non-refundable filing fee of \$50.00.
4. If the application complies with the restriction of this sub-section, the zoning administrator will confirm the approval in writing to the applicant.

B. Renewal: The approval will not require renewal unless:

1. A new family/occupant intends to run the business
2. The business person intends to substantially change the home business
3. The business has ceased operations for more than 12 consecutive months.
4. Legal pre-existing home occupations are not required to apply for approval.

C. Restrictions

1. The home business must be conducted entirely within the home if it is a home business and must be occupied by the deed holder of the dwelling located at the business site.
2. No home business shall have retail sales of any products not prepared on site.
3. One advertising sign is permitted on the premises with the following requirements:
 - (a) Not larger than twenty (20) square feet; and
 - (b) Posted within two (2) feet and parallel with the dwelling; or
 - (c) Posted no closer than twenty (20) feet of the road right-of-way if the dwelling is located behind the sixty (60) foot dwelling setback line; and
 - (d) The sign may be illuminated.
4. For home business, no more than one (1) non-resident assistant is allowed, whether full time or part time. In addition, only one (1) employee vehicles are allowed on the dwelling site at one time and all on-site work must occur inside the dwelling.
5. The home business shall have no evidence of such business being conducted in or on the premises due to outdoor displays or storage, excessive noise, obnoxious odors, electrical disturbances, or considerable increase in vehicular traffic. Junk materials, supplies, unassembled parts and equipment shall be stored entirely within the home business.
6. The home business shall provide no more than four (4) designated, yet inconspicuous parking spaces on the premises, outside the road right-of-way. The application may be denied if the type of vehicular activity using the County or private road leading to the site will cause increased dust problems or damage to the roads, as determined by the County Engineer and the County Zoning Administrator.

60.3.2 Home Industry

The intent is to allow industries in an A-1 district if they do not conflict or distract from adjacent landowners enjoyment of their land or cause unnecessary damage to public roads.

A. Application

1. The home industry person must apply in writing to the Zoning Administrator for the approval of his/her home industry
2. The applicant shall provide information showing how the proposed industry will comply with all the restrictions stated within this sub-section
3. The application shall be accompanied by a non-refundable filing fee of \$100.00
4. If the application complies with the restrictions of this sub-section the Zoning Administrator will confirm the approval in writing to the applicant
5. For a home industry, the Administrator will also notify in writing all land owners within 500 feet of the business facility of the approved home industry. The approval will not require renewal unless:
 - A. A new family/ occupant intends to run the business,
 - B. The business person intends to substantially change the home industry, or
 - C. The business has ceased operations for more than 12 consecutive months.
6. Legal pre-existing home industries are not required to apply for approval.

B. Restrictions

1. The home industry must be conducted entirely within the home and /or accessory building, so there is no evidence of such industry being conducted on the premises due to outdoor displays or storage, excessive noise, obnoxious odors, electrical disturbances, or considerable increase in vehicular traffic. Home industries are allowed in A-1 zoning districts and may include assembly, processing, fabrication, agricultural equipment, household appliances, warehousing, and distribution, lawn service, contractors equipment storage, and sales of products prepared on site.
2. The industry shall provide no more than four (4) designated, yet inconspicuous parking spaces on the premises outside the road right-of-way. An application may be denied if the type of vehicular activity using the County or private roads leading to the site will cause increased dust problems or damage the roads, as determined by the County Engineer and the County Zoning Administrator.
3. For the home industry, two (2) advertising signs will be permitted on the premises with the following requirements:
 - (a.) First sign
 - (1) Not larger than twenty (20) square feet: and
 - (2) Posted within two (2) feet and parallel with the building; or
 - (3) Posted no closer than twenty (20) feet of the road right-of-way if the building is located behind the sixty (60) foot dwelling setback line; and
 - (4) The sign may be illuminated.
 - (b.) Second Sign
 - (1) Placed flat against any one side of the building not larger than 32 square feet.
4. For home industries no more than four (4) non-resident employees is allowed, whether they are full or part time. In addition, only four (4) employee vehicles are allowed on the site at one time and all on site work must occur inside the home or accessory building.
5. For a home industry, no more than 2400 square feet of an accessory building can be devoted to the business.
6. The home industry accessory building shall be located within 300 feet of the dwelling at the facility.
7. No home industry shall be allowed in an accessory building that is less than 2 years old at the time of the application.
8. No home industry shall have retail sales of any products not prepared on site.
9. The owner-operator of the home industry shall also be the deed holder of the dwelling located at the industry site.
10. The home industry facility must be located on a hard surface road made of concrete or asphalt within a two (2) mile radius of any incorporated city within the county, and must be located more than 500 feet from the nearest neighbor's residence, or business operation
11. Junk materials, supplies, unassembled parts and equipment shall be stored entirely within the home industry's building
12. All hazardous wastes, by-products and emissions must be stored and/or disposed of in conformance with Federal, State, local regulations