Harrison County

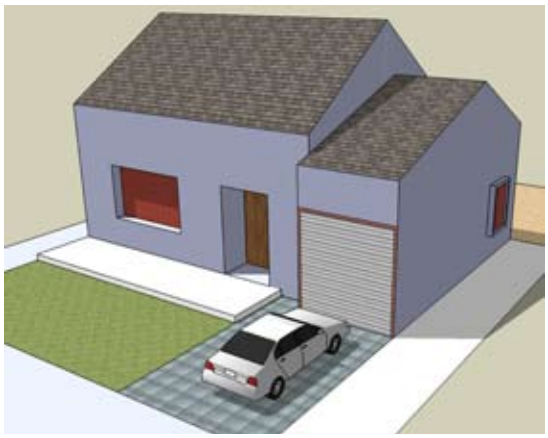
Zoning Administration

Home-based Business Activity

The County recognizes the desire and need of some citizens to use their home for limited business activities while recognizing the need to protect the surrounding areas from potential adverse impacts generated by business activities. Section 819 of the Harrison County Zoning Ordinance established three types of home-based businesses that are described below and in the graphics on the right.

Home Occupation – Any occupation or activity which is clearly incidental and secondary to the use of a premises for dwelling purposes and which is carried on wholly within a main building by a member of a household residing on the premises. Such use shall not change the character of the dwelling unit nor have any exterior evidence of operation, nor have any customers coming to the building.

No employees shall be permitted to work on the premises, except for family members residing in the dwelling unit. One vehicle with company identification shall be permitted as an accessory to a home occupation, provided, however, the vehicle shall have less than one ton capacity and shall not have storage of a trailer in the front yard. Such uses shall meet the standards of the Zoning Ordinance. Home occupations are allowed by right at any residence in all zoning districts.



Example of Home Occupation

Home Employment - A business activity conducted within a single-family detached dwelling unit and/or accessory unit(s) by residents of that unit, which is clearly incidental and secondary to its principal use as a dwelling unit. No more than one employee, who is not a resident in the dwelling unit shall be permitted. No more than one vehicle with three or more axles including trailer axles, withcompany identification, shall be permitted as accessory to a home employment use.

Home employment uses may be permitted in accordance with the provisions of the Zoning Ordinance. Home employment is permitted by right in A-1 and E-1 zoning districts. Home employment requires conditional approval in R-1, R-2, and R-3 districts and applicants for home employment must file an application with the Zoning Office.



Example of Home Employment

Rural Home Business - Any business activity conducted primarily within a single-family detached dwelling unit and/or accessory unit(s) in an A-1 and E-1 district that is clearly incidental and secondary to its principal use as a dwelling unit, and not otherwise permitted in the use district. Such an accessory use may involve storage in an accessory building of equipment and materials necessary to the business. No more than two (2) employees, who are not a resident in the dwelling unit shall be permitted. The area of the lot used for parking shall not exceed two thousand (2,000) square feet.

Rural home business is a conditional use requiring conditional approval in A-1 and E-1 zoning districts. An application for conditional use must be submitted to the Planning Commission.



Example of Rural Home Business