

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

ARTICLE 18

HOME OCCUPATION STANDARDS

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED:

18.1 PURPOSE.

The purpose of this Article is to allow certain limited commercial activities to occur in specific residential zones on a home occupation basis, if specific conditions are met. Upon adoption of this Ordinance all such Home Occupations shall obtain a Home Occupation Permit, renewable each year thereafter, from the City of Grayson. Fee structure to be determined by city ordinance.

18.2 ZONES ALLOWED.

Home occupations are allowed in the following zones: R-1, R-2, and R-3.

18.3 SPECIFIC CONDITIONS.

No Home Occupation Permit shall be issued unless all the following conditions exist:

- 18.31 Is operated entirely within the dwelling unit and is operated solely by the person living in said unit.
- 18.32 Does not have a separate entrance, which is not also used for normal residential purposes.
- 18.33 Does not display or create outside the building any external evidence (i.e. signage or advertising) of the operation of the home occupation, including signs on vehicles.
- 18.34 Does not utilize more than two hundred (200) square feet of the ground floor or basement area, but not both.
- 18.35 Does not generate any heavy commercial traffic other than common carrier deliveries. Said deliveries shall be made by trucks other than semi-trucks and shall not be any more frequent than four (4) deliveries per month.
- 18.36 Does not generate client traffic exceeding five (5) cars per day, nor any more than one (1) client related car at any time.
- 18.37 Shall not create noise, light, heat, dust, odors or vibrations nor have any other characteristic, which detracts from the quality of life within the neighborhood.
- 18.38 Shall be incidental to the principal residential use of the structure.

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18.4 HOME OCCUPATION PERMIT REQUIRED.

No person shall operate a home occupation until after they have obtained a Home Occupation Permit from the City of Grayson or, if delegated, from their authorized agent. The City of Grayson, or their agent, shall have the authority to impose any conditions they deem necessary on the home occupation to insure compatibility with the neighborhood. Refusal to issue a Home Occupation Permit may be appealed to the Board of Adjustment, if said refusal has been made. Refusals made or reaffirmed by the Board of Adjustment may be appealed to the Carter Circuit Court. Said appeals shall be made in conformance with KRS 100.257, 100.261 and 100.267.