

**SECTION 27.0 LAND DEVELOPMENT CODE APPROVAL FOR HOME OFFICE,
RURAL HOME INDUSTRY OR ALL OTHER NON RESIDENTIAL USES
(INCLUDES CHANGE OF USE AND DOGGY DINING)**

Section 27.01 Introduction

In order to ensure the location of a business within an appropriate zoning district Growth Management Department will review such locations prior to the issuance of a Business Tax Receipt by the County Tax Collectors Office.

- A. The Land Development Code provides a Home Office as an Accessory Use within residential zone districts subject to certain limitations and conditions defined in Section 2.02.04 of the Land Development Code. Home Office is defined as a Home Occupation consisting of a private office of a practitioner of a recognized profession, business or trade which does **not** involve office contact with clients or the public, and cannot engage anyone in the conduct of the home office unless such person resides on the premises and is the primary residence of each person engaged in the occupation.
- B. A Rural Home Industry is allowed as an Accessory Use within agricultural zoning districts per Section 2.02.04 of the Land Development Code and includes such activities as welding services, repair of farm equipment, furniture making, lawn maintenance services, tool sharpening and lawn maintenance equipment repair. The primary dwelling unit on the site of the Rural Home Industry shall be owner-occupied and employees onsite at the home industry shall be restricted to members of the immediate family or other residents of the property. There can be no sales of products on the property.
- C. Commercial uses or Non-Residential will be allowed as permitted within the zoning districts found in Section 2.02.00 of the Land Development Code for the property on which the business is to be located and includes Building Division review for change of use or change of occupancy. Growth Management shall review all applications to allow dogs in designated outdoor portions of public food service establishments or restaurant as an accessory use subject to Section 509.233, Florida Statutes, permit approval with or without conditions listed below in Section 27.03.

Location approvals for business addresses are submitted to and processed by the Growth Management Department.

Location: 4040 Lewis Speedway
St. Augustine, Florida 32084

Phone: (904) 209-0675- General Information

E-mail: plandept@sjcfl.us

Fees

Section 27.02 Application

- A. The following items must be submitted in order to process your Application.

- 1. Application form.

2. Physical address of business, owner's name, business name, and general description of type of business.
 3. If the Home Office applicant is not the property owner and is renting the home as a residence, a notarized letter of authorization from current owner or property management company must be submitted.
 4. If property is regulated by a duly authorized Homeowner's or Property Owner's Association and is zoned PUD (Planned Unit Development), PRD (Planned Rural Development), or PSD (Planned Special Development), submit written approval from the appropriate homeowner's association representative.
 5. Staff will review and determine the current zoning of the proposed location and whether the property is properly zoned to conduct the requested business.
 6. If the proposed business use is a change in a former Use (intensity) of the property or Structure or a Building Permit is required, then you may need to submit additional information and obtain a Development Order as defined in Part 9.01, Land Development Code. Situations that may result in this review include, but not limited to, a requirement for increased parking, necessity for building permit, a change in zoning classification, review by another county or state department, or approval through Development Review Process for a Development Permit.
 7. Home Office/Rural Home Industry applicants will be required to attest (by signature) to compliance with Section 2.02.04.B.9 Land Development Code, limitations and conditions for home office use in residential/rural zoning districts. Conditions are listed and signature of applicant is required confirming compliance on the Application.
- B. The following items must be submitted in order to process your Application for allowing dogs in public food service establishments or restaurants as an accessory use.
1. The State of Florida division-issued license number for the public food service establishment or restaurant.
 2. The name, location, and mailing address of the public food service establishment or restaurant.
 3. The name, mailing address, and telephone contact information of the permit applicant.
 4. A diagram and description of the outdoor area to be designated as available to patrons' dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of other areas of outdoor dining not available for patrons' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and other requirements specified by the County. The diagram or plan shall be accurate and to scale but need not be prepared by a licensed design professional.

5. A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.

**ST. JOHNS COUNTY PROCEDURES
HOME OFFICE, RURAL INDUSTRY OR BUSINESS OFFICE**

