STANDARDS FOR HOME OCCUPATIONS

Home occupations require approval through the conditional use process. A fee established by the County is collected at the time a complete conditional use application is submitted. A complete application will include:

- An application form
- A detailed plot plan and a written narrative addressing each applicable criterion from the following list:

1. <u>All home occupations in all zones shall comply with the following</u> standards:

- A. The home occupation shall be secondary to the main use of the property for residential purposes.
- B. No home occupation involving on-site retail sales shall be permitted.
- C. No window display and no sample commodities displayed outside the building shall be permitted.
- D. Home occupations shall not interfere with existing or permitted uses on surrounding or nearby lands.
- E. A home occupation shall not generate traffic or congestion or demand for parking to an extent incompatible with the primary purpose of the zone in which it is located or with the purposes of zones of surrounding or nearby lands.
- F. Nothing in this section shall authorize the construction of any structure or building not otherwise permitted in the zone in which a home occupation is to be established. Accessory structures to be erected for the purpose of housing a home occupation shall not exceed the home occupation square footage limitation of the zone in which it is located.
- G. For purposes of identifying a home occupation, one unlighted sign not to exceed two (2) square feet may be permitted. Such a sign shall not be located in a required front or street side yard.
- H. All home occupations approved after October 4, 1983, shall be reviewed annually for the purpose of ensuring compliance with applicable conditions and standards.
- I. The existence of a home occupation shall not constitute nor contribute to the justification for a zone change.

2. Standards 2.A - E below, in addition to standards 1.A - I above, shall apply to all home occupations in R-1A, R-1, R-2, R-3, R-4, and RR1-2 zones:

- A. No persons other than residents of the dwelling located on the subject property shall be engaged in the home occupation, and in no event shall the number of persons engaged in the home occupation exceed 5.
- B. No outside storage of goods, commodities or waste materials associated with the home occupation shall be permitted.
- C. The home occupation shall be contained entirely within the subject property dwelling or a residential accessory structure. Area devoted to the home occupation shall not exceed a total floor area of 600 square feet.
- D. Home occupations permitted in residential zones shall be limited to the following types, subject to all applicable standards:
 - 1) Professional office or clinic.
 - 2) Personal service establishment such as barber, beautician, tailor, cobbler, gunsmith, etc.
 - 3) Home appliance or electronic service or repair.
 - 4) Artist or craft studio.
 - 5) Small scale manufacture or assembly.
 - 6) Other uses similar in character, scale and performance to the above.
- E. The following uses are specifically prohibited from being established as home occupations in residential zones:
 - 1) Storage, service or repair of automobiles, trucks, trailers, heavy equipment, boats or marine equipment.
 - 2) Machine, welding, sheet metal or similar metal working shop.
 - 3) Cabinet or woodworking shop.
 - 4) Plumbing, building, electrical or paint contractors storage or repair shop.
 - 5) Auto wrecking yard or other salvage yard.

3. Standards 3.A - I below, in addition to standards 1.A - I above, shall apply to all home occupations in T-C, A-C and RR-5 zones:

- A. The home occupation shall employ no more than five (5) full or part-time employees, inclusive of the primary owner or operator.
- B. The home occupation shall be operated by a resident of the property upon which it is located.

- C. Total floor area devoted to the home occupation, either of a dwelling, an accessory structure, or the aggregate of both, shall not exceed 1,600 square feet.
- D. Outside area devoted to storage or other activities associated with the home occupation shall not exceed 1,600 square feet, exclusive of required off-street parking.
- E. All outside storage and parking areas shall be completely screened from adjoining properties and roadways by a sight obscuring fence or vegetative barrier.
- F. One off-street parking space shall be provided for each employee other than household residents.
- G. In the course of normal operation, the home occupation shall generate no noise, dust, odor or vibration detectable beyond the boundaries of the subject property.
- H. Home occupations permitted in A-C, T-C and RR-5 zones shall be limited to the following types, subject to all applicable standards:
 - 1) All uses permitted as home occupations in R-1, R-2, R-3, R-4 and RR1-2 zones.
 - Automobile, equipment, boat or marine equipment service or repair provided all such service and repair is conducted within an enclosed building.
 - 3) Machine, welding, sheet metal or similar metal working shop.
 - 4) Cabinet or woodworking shop.
 - 5) Uses similar in scale, character and performance to the above.
- I) The following uses are specifically prohibited from being established as home occupations in T-C, A-C and RR-5 zones:
 - 1) Auto wrecking yards or other salvage yard.
 - 2) Truck terminal or depot.
 - 3) Restaurant, bar or tavern.

NOTE: THE GUIDELINES LISTED ABOVE ARE GENERAL IN NATURE. APPLICANTS ARE REQUESTED TO REFER TO THE LINCOLN COUNTY DEVELOPMENT CODE FOR COMPLETE REQUIREMENTS.