

5.2.16 HOME OCCUPATION

5.2.16.1 All home occupations shall comply with the following conditions:

- (a) A home occupation is the base of operations for the business and the primary function of the business takes place on the residential property for which the permit is issued. For example: an employee who telecommutes to their place of business in RTP is not engaged in a home occupation and does not require a home occupation permit, but the person who owns a computer consulting business and conducts business from their home does. A self-employed business owner who keeps his business records at his home and is contacted at his home to arrange work but does not do any of the job function at the home does not need a home occupation permit.
- (b) A home occupation is located within a dwelling unit or in an accessory building on the same lot or parcel as the dwelling unit. A home occupation involving the growing or raising of an agricultural product may also be allowed so long as the area outside of a structure involved in raising the product sold meets the area requirement below.
- (c) The area occupied by the home occupation shall not exceed 20 percent of the heated floor area of the dwelling unit to which it is accessory, or 600 square feet, whichever is less.
- (d) The principal person or persons providing the business or service must reside in the dwelling on the premises.
- (e) The operator of the home occupation may not employ more than one (1) non-resident person on the premises.
- (f) The home occupation shall not cause or result in any change in the external appearance of the existing dwelling and structures on the property.
- (g) All vehicles used in connection with the home occupation shall be of a size, type customary for residential use, and shall be located on the premises in such a manner, so as to not disrupt the quiet nature and visual quality of the surrounding area. No more than two (2) business-related vehicles may be parked at the site of the home occupation. In no instance shall any vehicle with a gross vehicle weight exceeding 5,000 pounds be parked, stored, or otherwise maintained at the site of a home occupation.
- (h) Home occupations shall not result in regular and on-going business-related vehicular traffic to the home where located.
- (i) There shall be sufficient off-street parking for patrons of the home occupation, with the number of off-street parking spaces required for the

home occupation to be provided and maintained in addition to the space or spaces required for the dwelling itself.

- (j) There shall be no advertising devices on the property, or other signs of the home occupation, which are visible from outside the dwelling or accessory building.
- (k) The site of the home occupation shall not contain any outdoor display or storage of goods, equipment, or services associated with the home occupation.
- (l) The home occupation shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference which can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.

5.2.16.2 Home occupations shall obtain a Zoning Compliance Permit in accordance with Section 3.14, *Zoning Compliance Permit*.

5.2.16.3 The following uses are not permitted as home occupations in residential zoning districts except as a legal non-conforming use:

- (a) Boarding of domesticated animals
- (b) Dealerships for firearms or motor vehicles
- (c) Motor vehicle maintenance, service, or repair
- (d) Any use that will routinely generate five or more customers within one hour or more than 10 customers in one day.
- (e) Any use that is only permitted with a Conditional Use or Special Use Permit if otherwise located.