

Article 8. District Use Requirements

30-8-11 Accessory Uses and Structures

30-8-11.5 Home Occupations (including renting of rooms)

A. Maximum Area

The area devoted to the [home occupation](#) may not occupy more than 30% of the [gross floor area](#) of the [dwelling](#).

Commentary: A 1,333 square foot primary dwelling is needed to accommodate a home occupation of 400 square feet. (30% of 1,333 = 400 square feet); 2,000 square feet of floor area would be needed to accommodate a 600 square foot home occupation area.

B. Outdoor Storage

[Outdoor storage](#) of items related to the home occupation is prohibited.

C. Operation

1. No display of goods, products or services may be visible off site.
2. Unless located in the TN district, a home occupation must be conducted entirely within the residence. In the TN district, [Artisans and Crafts](#) home occupations may use a garage or another enclosed [accessory structure](#). The home occupation must be clearly incidental and secondary to the residential use of the dwelling and may not change the outward appearance of the residence.
3. Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist offices, architects, accountants, child day care homes, food catering, and handicrafting.
4. Only handmade items, foodstuffs, and crafts made on the premises may be offered for sale on the premises.
5. Resale of goods or products for retail or wholesale sales is allowed when the goods or products are received and shipped from the premises to fulfill catalog, electronic, or internet business orders. No goods, products, or commodities brought into the dwelling unit for purposes of resale may be sold to persons coming on the premises.
6. Except in the TN District or in child day care homes in any district, persons who are not occupants of the dwelling may not:
 - a. work at or on the site of the dwelling;
 - b. report to work at or near the dwelling;
 - c. go by the dwelling to pick up orders, supplies, or other items related to the home occupation;

- d. report to the dwelling for pay;
 - e. associate with the dwelling in any manner that could be interpreted as part of a normal employer/employee relationship.
- 7. Instructions in music, dancing, art, or similar subjects may have up to 5 students at a time.
- 8. Activities may not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the immediate neighborhood.
- 9. Use or storage of any explosive or hazardous material in conjunction with the home occupation is prohibited.

D. Number of Vehicles

- 1. One commercial vehicle up to 30 feet in length may be kept on-site in conjunction with the [home occupation](#).
- 2. A second commercial vehicle up to 30 feet in length may be kept on-site when located behind the front building line of the principal structure and within a covered attached or detached structure that is fully screened from adjacent residential uses.
- 3. When there are two vehicles kept on-site, only one of the two vehicles can be a truck that exceeds 20 feet in length, a bus or other non-automobile vehicle.
- 4. All commercial vehicles must display a current license plate.

E. Parking

Notwithstanding the Nonconformity Regulations of [Article 2](#), parking areas and drives for residences containing home occupations must meet the provisions of Sec. 30-11-11.

F. Signage

Signage associated with home occupations is limited to one attached sign mounted flat to the front wall of the building that does not exceed 4 square feet in area and 6 feet in height above ground level. Only external illumination is allowed.