

Charlotte

- **Section 12.408. - Customary home occupations.**

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Applicability and exceptions: The following uses are not considered to be customary home occupations, and are exempt from this section:

(i)

Home offices with incidental storage (example is telecommuting from home). Incidental storage shall not exceed fifty (50) square feet in area.

(ii)

Residents whose job location is elsewhere, can bring work-related vehicles home, however, the commercial vehicles regulations of [section 12.218](#) shall apply.

A customary home occupation shall be permitted as an accessory to any dwelling unit in accordance with the following requirements:

(1)

The home occupation must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling.

(2)

Use of the dwelling for all customary home occupations must be limited to twenty-five (25) percent of the total floor area of the principal building, or five hundred (500) square feet, whichever is less. Areas used for storage of materials shall be included in determining the percentage of the structure devoted to the customary home occupation. Incidental storage of fifty (50) square feet, or less, shall not count toward determining the percentage devoted to the customary home occupation. If a portion of a room is being used, the entire room will be measured, not just the portion.

Home occupation permits issued prior to the effective date of this section shall be grandfathered. However, any subsequent home occupation permit issued at the same address must be in conformance with these standards.

(3)

No accessory building or outside storage may be used in connection with the home occupation.

(4)

No chemical, mechanical, electrical, construction, paint, landscaping equipment and materials/supplies that are not normally a part of domestic or household equipment may be used or stored, with two (2) exceptions:

(a)

Medical, dental, and office equipment used for professional purposes may be used.

(b)

A single trailer with a cargo area/work platform shall not exceed a length of fourteen (14) feet (not including step bumpers less than eighteen (18) inches in length or the moving hitch or tongue), attached to a vehicle at all time-used in the customary home occupation may be stored on the premise overnight, but no construction or industrial equipment can be stored on the trailer.

(5)

Machinery that causes noises, vibration, glare, fumes, odors, dust, detectable at the property line is prohibited. Machinery that causes electrical interference with radio or television reception is also prohibited.

(6)

No internal or external alterations inconsistent with the residential use of the building will be permitted. There shall be no evidence on the exterior of the premises or visible from the exterior of the premises that the property is used in any way other than for a dwelling.

(7)

Only residents of the dwelling may be engaged in work activities at the residence. If the customary home occupation has other employees, those employees may not come to the residence for work purposes, including pick-up of materials, vehicles, assignments, or similar purposes.

(8)

No display of products shall be visible from the street.

(9)

The number of vehicles used by clients or business related visitors to any home occupation shall be limited to two (2) at any given time.

(10)

Vehicles used in connection with the conduct of the customary home occupation shall comply with the requirements of [section 12.218](#), "Commercial vehicle parking in residential areas."

Section 12.218. - Commercial vehicle parking in residential areas.

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(1)

All residential districts.

(a)

One (1) light or medium commercial vehicle may be parked overnight at a residence or customary home occupation.

(b)

A medium commercial vehicle must be parked on a clearly delineated driveway of the residence. Medium commercial vehicles may not be parked overnight on public streets.

(c)

Large commercial vehicles are prohibited from parking in all residential districts, except as permitted in subsection [12.218](#)(4).

(11)

Signs are permitted in accordance with Section 13.7.B.

B. Accessory Use Sign Signs for accessory uses are permitted in all zoning districts as follows: 1. Signs shall be constructed as wall signs. Only one sign is permitted. 2. Signs are limited to four square feet in area. 3. Illumination of signs for accessory uses is prohibited.

(12)

Clients or business related visitors shall be by appointment only.

(13)

Hours of operation for deliveries, clients, and operation of mechanical or electrical equipment shall be limited to 7:00 a.m. to 8:00 p.m.

Permitted customary home occupations include, but are not limited to: home based businesses such as offices for professionals such as architects, brokers, counselors, clergy, dentists, doctors, cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, landscape and or building contractors, landscape design, surveyors, cleaning services, alterations, certified massage therapists, retail sales of goods by appointment only, manufacturer's representatives, travel agents, telecommuting, gift baskets, instructional services (such as teaching music, dance, art, tutoring), home craft businesses (such as artists, quilters, sculptors, musicians, dressmakers, milliners, weavers, lapidary, jewelry making, photographers, and furniture making), and other similar uses.

Home baked goods with no products sold directly from the house, and subject other applicable regulations including Building Code and Mecklenburg County Health Department regulations.

Prohibited customary home occupations include, but are not limited to: caterers, food vendors, equipment and vehicle repair shops, appliance repair shops, small mechanical repair shops, barber shops, beauty shops, kennels, commercial bakeries, veterinarian clinics, funeral homes, commercial cabinetry shop, welding, trucking, adult oriented businesses, warehousing, on-site vehicular sales, and other similar uses.

(Ord. No. 2402, § 3, 10-20-2003; Ord. No. 3545, § 1, 3-19-2007; [Ord. No. 9670](#), § 1.G.2.a, 10-21-2019)

Cross reference— Signs, ch. 13.