

Asheville

(38)

Home occupation.

a.

Use districts: all residential districts including Urban Residential.

b.

No display of goods, products, services, or other advertising shall be visible from outside of the dwelling, except that home occupations shall be allowed one attached sign which shall not exceed one square foot per face, with no more than two faces per sign, and such sign shall not be illuminated.

c.

Home occupations shall be operated by a resident of the dwelling. However, a maximum of one full-time equivalent non-resident of the dwelling may be employed as part of the home occupation.

d.

On-premises retail sales shall not be a component of the home occupation.

e.

A maximum of 25 percent of the gross floor area of the dwelling unit may be used for the home occupation. If the home occupation is housed in an accessory structure, the square footage of the accessory structure shall not exceed 25 percent of the square footage of the principal structure (home). Provided, however, that artist's studios and workshops that are separate structures shall adhere to the following size standards:

- Lot size less than 1 acre—structure maximum footprint 770 square feet
- Lot size 1 to 3 acres—structure maximum footprint 1,200 square feet
- Lot size more than 3 acres—no limit on structure size.
- Maximum height—20 feet.

f.

Only one vehicle principally used in connection with the home occupation shall be parked or stored on premises; provided, however, that the vehicle shall be parked in an enclosed garage.

g.

No equipment or process shall be used in connection with the home occupation that creates noise, vibrations, glare, fumes, odors, or electrical interference off-premises.

h.

In addition to required parking as stipulated in [section 7-11-2](#), one additional off-street parking space shall be provided for use in conjunction with the home occupation.

i.

The home occupation shall not materially increase the traffic that is found in its vicinity when the use is not in operation. Pursuant to this, a maximum of six individuals per day may visit the home occupation.

j.

Artist's studios and workshops developed as home occupations and located in an accessory structure shall meet the following setbacks:

- Front—setback for residential structures in the zoning district.
- Side and rear setback.
- Structure footprint less than 770 square feet—12-foot setback.
- Structure footprint 770 square feet to 1,200 square feet—20-foot setback.
- Structure footprint more than 1,200 square feet—25-foot setback.