

Home Occupation Regulations

§5.3.7, North Augusta Development Code

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Requirement (Table 5.1)

All Home Occupations require a Special Exception approval from the Board of Zoning Appeals.

Standards (§5.3.7)

Home occupations are permitted in any dwelling unit subject to the following provisions:

- a. The home occupation shall not increase traffic or on-street parking that would be inconsistent with a residential area. A home occupation expected to generate more than 10 business-related trips per day shall be permitted as a special exception.
- b. The use shall be conducted entirely on the premises of the subject's home.
- c. There shall be no display of products from the street and the use does not involve retail trade on the premises.
- d. The use shall not create disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazards, or any other type of nuisance as defined within the North Augusta Code of Ordinances.
- e. The use shall not be visibly evident from outside the structure except for an identification sign that conforms to the requirements for signage in a residential zoning district.
- f. The appearance of the dwelling unit shall not be altered.
- g. The home occupation shall not be conducted in a manner that would cause the premises to differ from its residential character by use of colors, materials, construction, lighting, signs or increased traffic, or emission of odors, sounds or vibrations.
- h. No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- i. The home occupation shall not involve the use of advertising signs on the premises or any other advertising medium which calls attention to the fact that the dwelling unit is being used for a home occupation except for an identification sign that shall conform to the requirements for signage in a residential zoning district.
- j. The home occupation shall be conducted solely by resident occupants of the dwelling unit and one additional employee or volunteer.
- k. The home occupation shall be conducted entirely within the dwelling unit or within in an accessory structure located on the same parcel as the dwelling unit except for those necessary outdoor activities related to the care of children. No more than 25 percent of the gross area of the dwelling unit shall be used for the home occupation.
- l. A home occupation that utilizes an accessory building, whether attached or detached, shall not occupy a floor space greater than 500 square feet.
- m. The use of electrical or mechanical equipment that would change the fire rating of the dwelling, create visible or audible interference in radio or television receivers, or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- n. The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.
- o. The preparation of ready for consumption meals or specialty foods, specifically prepared for fresh delivery or catering or consumption at another location, provided that all required state health and restaurant approvals and licenses have been obtained and are maintained as required for "Cottage Kitchens" as defined by state health agencies.
- p. Barber and beauty shops operated as a home occupation shall service only one customer at any one time.
- q. The teaching of music, art, dance, or exercise as a home occupation shall include no more than two students at any one time.

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- r. Construction contractor business offices operated as a home occupation shall store any material related to the business entirely within an enclosed structure so as not to be visible from any point offsite.

Prohibited Uses (§5.3.7.19)

The following uses are prohibited as home occupations:

- a. Vehicle painting, service or repair;
- b. Animal hospitals, kennels, stables or obedience training schools;
- c. Restaurants;
- d. Automobile and/or body and fender repair;
- e. Repair, manufacturing, and processing uses. However, this shall not exclude the home occupation of small-scale skilled trade including a dressmaker, tailor, gunsmith, jeweler, watchmaker, and similar crafts.
- f. Construction trades where activities or the storage of materials or equipment associated with the conduct of the business are conducted on the premises; and
- g. Service trades where automobile or truck fleets are customary to the conduct of the business.