

Home Business II

Chapter 28, Section 28-25

Home Business II: An occupation, profession, business, trade, e-commerce, or handicraft, carried on by the occupant of a single-family dwelling as an accessory use, which exceeds the definition and standards for home business I, and meets the following standards:

1. No more than two (2) employees shall be permitted to work on the premises at any given time other than family members who reside in the principle residence.
2. Customer visits may occur:
 - a. By appointment only and shall be scheduled in a manner which does not permit customers to wait for their appointment;
 - b. Up to six (6) days per week between the hours of 8:00 a.m. to 8:00 p.m. EST Monday through Friday, 9:00 a.m. to 8:00 p.m. EST Saturday, and 10:00 a.m. to 5:00 p.m. EST Sunday; and
 - c. No more than ten (10) total customer visits are permitted per day

For the purposes of this standard, one (1) customer visit is defined as the arrival at the Home Business I of a motor vehicle containing up to six (6) passengers.

3. The Home Business II must provide sufficient off-street parking for customers' vehicles in addition to the minimum requirements for the principle residential use.
4. The Home Business II may permit the parking of two (2) vehicles associated with the Home Business II, each individually less than thirteen thousand (13,000) pounds and parked off-street. Fleet parking shall not be permitted
5. The Home Business II shall not occupy an area greater than twenty-five (25) percent of the finished floor area of the principle residence. The Home Business II may be located in an accessory building or structure. Any accessory building or structure associated with the Home Business II shall not be located within front yard setbacks, and shall be set back at least thirty (30) feet from all property lines.
6. Storage of merchandise, equipment, or materials associated with the Home Business II is permitted and shall be located in a primary residence or enclosed accessory building or structure. Storage area outside of the primary residence, but within an enclosed accessory building or structure, shall not comprise more than fifteen (15) percent of the total area of the property on which the Home Business II is located.
7. The Home Business II shall not engage in retail or wholesale sale of goods or merchandise to customers directly on the premises. However, direct sales equal to the number of customer visits allowed per day shall not be considered retail sales.
8. The Home Business II shall comply with all federal, state, and local laws and regulations.

Home Business II is permitted by a "Special Exception" granted by the B.Z.A. in the following districts: A-1, A-2, R-1, R-2, & R-3.

Single-family dwelling: A detached residential unit that is developed with open yards on all sides of the structure, but not including manufactured homes or recreational vehicles.