

Home Business, Rural

Chapter 28, Section 28-25

Home Business, Rural: A nonagricultural business carried on by the occupants of a single-family dwelling, on property at least three (3) acres in size located outside of the County's Urban Services Area, intended for general office, professional office, personal service, contracting and construction uses, which may include storage of materials necessary to the conduct of the Rural Home Business outside or in an accessory building(s) or structure(s) and meets the following standards:

1. No more than three (3) employees shall be permitted to work on the premises at any given time other than the family members who reside in the principle residence.
2. The Rural Home Business shall not occupy an area greater than twenty-five (25) percent of the finished floor area of the principle residence.
3. The Rural Home Business may be located in an accessory building or structure: The total gross floor area of nonresidential buildings or structures devoted to the Rural Home Business shall not exceed four thousand (4,000) square feet. Any accessory building or structure associated with the Rural Home Business shall not be located within front yard setbacks, and shall be set back at least thirty (30) feet from all property lines.
4. Outdoor storage is permitted, but shall not be located within front yard setbacks and shall be set back at least thirty (30) feet from all property lines. Outdoor storage areas shall not comprise more than twenty-five (25) percent of the total area of the property on which the Rural Home Business is located. Outdoor storage shall be screened from adjacent properties and roadways in accordance with the screening standards in the Design and Construction Standards for Landscaping, Buffering, and Screening (DCSL).
5. Parking of vehicles associated with the business may be permitted in accordance with the approval of the Special Exception.
6. The Rural Home Business shall not engage in retail or wholesale sale of goods or merchandise to customers directly on the premises.
7. A generalized development plan in accordance with Article XIII of this chapter must be submitted prior to approval of a certificate of occupancy for the Rural Home Business.
8. The Rural Home Business shall comply with all federal, state, and local laws and regulations.

Rural Home Business is permitted by a "Special Exception" granted by the B.Z.A. in the following district: A-1

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.