

ARTICLE 9: HOME OCCUPATIONS DEVELOPMENT STANDARDS

For all home occupations, except as otherwise provided for child day care, the following requirements shall be applied:

9.3-1 Retail sales shall be prohibited on the premises except for products or goods produced or fabricated on the premises as a result of the home occupation. Said items may only be those produced on the premises or incidental supplies necessary for and consumed in the conduct of the home occupation. Samples, however, may be kept on the premises but neither sold nor distributed from the residence. Said retail sales shall not be defined to include the exhibition of a sample and the subsequent order and delivery of goods.

9.3-2 Except for permitted outdoor instructional services, the home occupation shall be conducted only within the enclosed living area of the home which may include the basement, or within an enclosed accessory building or detached garage.

9.3-3 A home occupation and any storage of goods, materials, or products connected with a home occupation shall be allowed in accessory buildings or detached garage.

9.3-4 No alteration of the residential appearance of the premises shall occur.

9.3-5 There shall be no display or storage of products, materials, equipment, or machinery where they may be visible from any public street, private street, and access easement. In any, the property shall comply with the Cherokee County Property Maintenance Ordinance. Where provided, exterior storage area shall be limited to an area not to exceed 25% of the allowable floor area for a home occupation. Where a property is licensed for two (2) or more businesses, a maximum exterior storage area shall be limited to an area not to exceed 25% of the allowable floor area, in total, on the property.

9.3-6 The conduct of the home occupation shall not increase the normal flow of traffic or on-street or off-street parking.

9.3-7 There shall be no increased noise, vibration, glare, fumes, odors or electrical interference created by the home occupation distracting from general appearance.

9.3-8 No process shall be used which is hazardous to public health, safety, morals or welfare.

9.3-9 In no case shall a customary home occupation be opened to the public at times earlier than 8:00 a.m. nor later than 10:00 p.m.

9.3-10 No more than two (2) vehicles shall be utilized in the business. In any event, no vehicle shall be allowed in violation of the Cherokee County Property Maintenance Ordinance. Where a property is licensed for two (2) or more businesses, a maximum of two (2) business vehicles shall be permitted, in total, on the property. All business vehicles must be parked off-street.

9.3-11 Adequate off-street parking in a manner consistent with the residential nature of the property shall be provided for the allowed use.

9.3-12 The home occupation shall be conducted from the property upon which the owner's/ operator's principal domicile or permanent home is located. In no circumstance shall the residence and/or accessory building/detached garage be leased to others for use as a home occupation /business.

9.3-13 The number of part time or full time non-resident employees working on the premises of the home occupation shall not exceed two (2) employees, in total, on the property.

9.3-14 The home occupation shall utilize not more than 1,000 sq. ft. of floor area for operation or storage purposes, including space within the primary residence and any accessory structure or detached garage. Of the 1,000 square feet of floor area, no more than 600 square feet may be used in any accessory structure or detached garage. Where a property is licensed for two (2) or more businesses, the square footage maximums in this section shall apply, in total, on the property.

9.3-15 Owners/Operators of all home occupations shall maintain a current occupational tax certificate. Failure to hold a current occupation tax certificate will invalidate the home occupation.

9.3-16 Owners/Operators of a home occupation shall permit a limited inspection of the premises by the director or other duly authorized agent of the Board of Commissioners or other agency having jurisdiction or responsibility for enforcing applicable laws, requirements and regulations at the time of application, or after the home occupation has commenced operation in order to determine compliance with the requirements of this code. Failure to cooperate in providing such access may result in the immediate discontinuation of the home occupation.

Prohibited Home Occupations

The following uses shall be prohibited. Including but not limited to:

- *Major appliance repair (NAICS Codes 8113 and 8114);
- *Automobile, truck or motorcycle repair; parts sales, upholstery or detailing; washing service (NAICS Code 8111);
- *Boarding house, time share condominium (NAICS Codes 721110 and 721310);
- *Private clubs, special event facility (NAICS Codes 813410 and 531120);
- *Restaurants and taverns (NAICS Codes 7224 and 7225);
- *Tow truck services (NAICS Code 488410);
- *Veterinary uses, animal hospital (NAICS Codes 541940 and 541940);
- *Automobile and related vehicular sales lot, tire sales and storage (NAICS Codes 4411, 4412, 4539, 4599, 411310 and 441330);
- *Automobile, Motorcycle, Boat/watercraft, farm/construction equipment repair/service/maintenance, on premise (NAICS Codes 8111, 8113 and 8114);
- *Ambulance service (NAICS Code 621910);
- *Amusement or recreational activities (NAICS Codes 7139 and 7131);
- *Pawn shop (NAICS Codes 522298 and 522299);
- *Chemical storage and manufacturing, other manufacturing (NAICS Codes 4246, 4247 and 31-33);
- *Repair service (lawn mower, small engine, appliance) (NAICS Codes 8113 and 8114);
- *Tanning salon, tattooing, body or ear piercing, massage therapy (on premise) (NAICS Codes 812199 and 621399);
- *Funeral services (NAICS Code 812210)