

1 **Sec. 3-9-79. Home occupations.**

2 It is the intent of this section to allow the operation of home occupations in any residential zoning  
3 district by special exception, and to regulate them so that a neighbor, under normal circumstances, will  
4 not be disturbed or inconvenienced. The following conditions must be met and complied with.

- 5 (1) ~~Home occupations shall be conducted only by residents of the principal dwelling unit and not~~  
6 ~~more than one (1) nonresident employee.~~
- 7 (2) ~~No more than twenty (20) percent of the total floor area of a dwelling unit may be devoted to~~  
8 ~~such uses.~~
- 9 (3) ~~The principal use of the dwelling unit shall at all times during the conduct of the home~~  
10 ~~occupation remain residential.~~
- 11 (4) ~~No retail sales shall be conducted on the premises.~~
- 12 (5) ~~There shall be no exterior indication that the dwelling is being used for any purpose other than a~~  
13 ~~residence, except that one (1) nonilluminated nameplate, not exceeding two (2) square feet in~~  
14 ~~area, may be attached to the building on or next to the entrance.~~
- 15 (6) ~~There shall be no outside storage of materials used in connection with the home occupation.~~
- 16 (7) ~~No equipment shall be used which creates noise, vibration, glare, fumes, odors, or electrical~~  
17 ~~interference objectionable to the normal senses shall be used in any home occupation. No~~  
18 ~~equipment or process shall be used which creates visual or audible interference in any radio or~~  
19 ~~television receiver off the premises or causes fluctuations in line voltage off the premises.~~
- 20 (8) ~~No home occupation shall generate greater volumes of traffic than would otherwise be expected~~  
21 ~~by normal residential uses.~~
- 22 (9) ~~The grant of a special exception to conduct a home occupation shall be automatically~~  
23 ~~conditional upon continued compliance with all the requirements of this section. Failure of the~~  
24 ~~occupant to meet these requirements shall empower the board of zoning appeals to revoke the~~  
25 ~~special exception after notice and a hearing.~~
- 26 (10) ~~The approval of a special exception for a home occupation shall expire upon a change of~~  
27 ~~ownership of the property.~~
- 28 (Minutes of 12-8-81, § 8; Ord. No. 89-47, § 10, 6-22-89)

29 **Sec. 3-9-74. Home Occupations**

- 30 (a) Purpose and Intent. Some types of work can be conducted at home with little or no effect on the  
31 surrounding neighborhood. It is the intent of this section to allow the operation of Home  
32 Occupations as an accessory to the primary use in any residential dwelling unit and to regulate  
33 them so that a neighbor, under normal circumstances, will not be disturbed or inconvenienced.  
34 The following regulations are intended to allow residents to engage in a Minor or Major Home  
35 Occupation while ensuring that it does not become a detriment to the character and livability of  
36 the surrounding area.
- 37 (b) General Conditions for Home Occupations. The following conditions must be met and complied  
38 with by all operators of any Home Occupation.

Land Development Regulation  
Chapter 3-9. Zoning  
Article III. Special Regulations

Sec. 3-9-74. Home Occupations

- 1       (1) Home Occupations shall be subordinate to the allowed principal residential use.
- 2       (2) Home Occupations shall be conducted only by a resident of the principal dwelling unit.
- 3       (3) No more than 20 percent of the gross floor area of a dwelling unit may be devoted to a Home  
4       Occupation.
- 5       (4) The principal use of the dwelling unit shall at all times during the conduct of the Home  
6       Occupation remain residential.
- 7       (5) Retail sales shall not be conducted on the premises, except via the internet, phone and mail.
- 8       (6) No more than one non-illuminated wall sign, not exceeding two square feet in area, may be  
9       attached to the building. This sign must be on or next to the entrance.
- 10       (7) There shall be no exterior indication that the dwelling is being used for any purpose other  
11       than a residence, other than an allowed sign. Examples of prohibited alterations include, but  
12       are not limited to, construction of parking lots, paving of required yards, or adding  
13       commercial-like lighting.
- 14       (8) There shall be no outside storage of materials used in connection with the Home Occupation.
- 15       (9) No equipment shall be used in connection with a Home Occupation which creates noise,  
16       vibration, glare, fumes, odors, electrical interference, or requires the storage of hazardous  
17       substances which are not typically incidental to a residential use.
- 18       (10) Deliveries or pick-ups of items associated with Home Occupations shall generally be  
19       between the hours of 8:00 AM to 8:00 PM.
- 20       (11) Any operator of a Home Occupation must obtain, and keep current for as long as the Home  
21       Occupation is in operation, a business tax receipt from the Charlotte County Tax Collector,  
22       also known as the "Local Business Tax Receipt".
- 23       (12) —The following uses shall be prohibited from being operated as a Home Occupation.
- 24           a. Any type of repair, assembly, or storage of vehicles or equipment (such as automobiles,  
25           motorcycles, marine engines, golf carts, lawn equipment or chain saws), or of large  
26           appliances, such as washing machines, dryers, and refrigerators, or any other work  
27           related to motor vehicles.
- 28           b. Any business where employees come to the site to be dispatched to other locations.
- 29       (c) Minor Home Occupations.
- 30           (1) Minor Home Occupations include, but are not limited to, Internet sales, professional or  
31           paraprofessional services, consulting, home-made crafting, artist studios, and home offices.

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Sec. 3-9-74. Home Occupations

1 (2) A Minor Home Occupation is allowed without the need for a Special Exception provided it  
2 complies with all of the General Conditions established above as well as all of the following  
3 conditions.

4 a. The Minor Home Occupation shall register with the County.

5 b. No customers or clients may come to the home at any one time.

6 c. Employees from outside the home are prohibited.

7 (d) Major Home Occupations.

8 (1) Major Home Occupations include, but are not limited to, beauty or barber shops,  
9 professional or paraprofessional services, consulting, animal grooming, and home offices.

10 (2) A Major Home Occupation may be allowed as a Special Exception use provided it  
11 complies with all of the General Conditions established above as well as all of the following  
12 conditions and any conditions that may be added by the BZA.

13 a. No more than two customers or clients may visit the home at any one time.

14 b. Customers or clients may visit the home for purposes related to the Home Occupation  
15 between the hours of 8:00 AM and 8:00 PM, unless different hours of operation are set  
16 by the Special Exception.

17 c. In addition to residents of the home employed in the Home Occupation, the Board of  
18 Zoning Appeals may approve additional employees from outside of the home.

19 d. Additional off-street parking spaces may be required by the BZA.

20 e. The granting of a Special Exception to conduct a Major Home Occupation shall be  
21 automatically conditioned upon continued compliance with all the requirements of this  
22 section. Failure of the operator to meet these requirements shall empower the BZA to  
23 revoke the Special Exception after notice and a public hearing.

24 f. The approval of a special exception for a Major Home Occupation shall expire upon  
25 termination of the Home Occupation or a change in residency, whichever occurs first.