

Summary & Analysis of Regulations for Home Occupations in Residential Zoning Districts

	Class A (By-Right)	Class B (Special Use Permit)	Proposed (SP201800010)
Use of Dwelling Unit	Home occupation may be conducted within the dwelling unit, area used may not exceed 25% of gross floor area of the dwelling unit, and cumulative gross floor area shall not exceed 1500 square feet.		Not proposed.
Use of Accessory Structure	Not permitted.	Home occupation may be conducted within accessory structure.	The proposed use will be conducted within a 1,152 square foot accessory structure.
Employees	Limited to one or more family members residing within the dwelling unit.	Limited to one or more family members residing within the dwelling unit and up to 2 additional persons not residing within the dwelling unit.	The sole proprietor resides within the dwelling unit.
Exterior Appearance	No change.	No change, except one home occupation sign may be erected pursuant to Section 4.15. Accessory structures shall be similar in façade to a structure normally expected in a residential area, and compatible in design and scale with other development in the area in which it is located. Accessory structure must comply with primary structure setback and yard requirements.	No home occupation sign is proposed. The studio structure satisfies the requirements for façade, design, and scale, and conforms to the zoning district's applicable setback and yard requirements for primary structures.
Sales	Limited to goods hand-crafted on-site and goods that are directly related to a beauty shop or one-chair barber shop home occupation.		Sales will be limited to artwork hand-crafted on-site, in the studio.
Traffic	Shall not exceed the volume that would normally be expected by a dwelling unit in a residential neighborhood. Administrative practice has determined this to be 7 vehicle round trips per week for Class A home occupations. Special exceptions have been requested in prior instances to permit open house events for Class A home occupations.		The proposed use anticipates a low volume of regular traffic for customers. Although open studio events are proposed, staff believes that due to their irregularity, expected attendance, and expected duration of the attendees'

			visits, an open studio event would be comparable to an open house or an occasional private gathering normally expected in a residential neighborhood.
Parking	All vehicles used in a home occupation and all vehicles of employees, customers, clients, or students shall be parked on-site.		All vehicles will be parked on-site.
Performance Standards	Compliance with performance standards in Section 4.14.		Section 4.14 sets standards for impacts of uses in industrial districts, including noise; vibration; glare; air pollution; water pollution; radioactivity; and electrical interference. A painting studio utilizing certified non-toxic paints, and on occasion, framing equipment is not expected to have any such impacts.
Preconditions to Issuance of Zoning Clearance	Before issuance, applicant shall sign an affidavit affirming understanding of requirements of Section 5.2.	Before issuance, there shall be a valid special use permit and VDOT approval of entrance, and applicant shall sign an affidavit affirming understanding of requirements of Section 5.2.	The zoning administrator would verify these requirements before issuance of a zoning clearance for this home occupation. VDOT has not stated any objections to the existing entrance.
Prohibited Home Occupations	Tourist lodging; assisted living or skilled nursing facilities; nursery schools; day care centers; private schools		No such uses are proposed.

Notes on Major Home Occupations in the Rural Areas Zoning District:

- Major Home Occupations are permitted by-right after standards and public notice requirements are satisfied.
- Usage of accessory structures is only permitted for a Major Home Occupation.
- Visitors are only permitted for a Major Home Occupation, up to 10 vehicle round trips per day or up to 30 vehicle round trips per week. Open houses are permitted.
- Major Home Occupations are permitted to operate up to 6 days per week between the hours of 7:00 a.m. and 8:00 p.m.