

**ZONING COMMITTEE  
RECOMMENDATION  
February 28, 2007**

---

**Rezoning Petition No. 2006-122**

**Petitioner:** Charlotte Mecklenburg Planning Commission

**Request:** Text amendment to revise the standards for customary home occupations.

**Action:** The Zoning Committee unanimously recommended **APPROVAL** of this amendment.

**Vote:** Yeas: Carter, Chiu, Loflin, Randolph, Ratcliffe, and Simmons

Nays: None

Absent: Sheild

**Summary of Petition**

Staff initiated a review of the current standards for customary home occupations to determine if they were adequate in relation to the actual types uses in Charlotte. An interdepartmental team, including zoning inspectors worked on these revisions to cover a number of situations that have arisen, and to clarify a number of gray areas.

The modifications to this text amendment include:

- A limit has been placed on the total square footage area of the customary home occupation, so that it can not be more than 25% of the principal building (not just of one floor), or 500 square feet, whichever is less. If a portion of a room is used, then the entire room will be measured, not just the portion.
- No detached signs or wall signs are permitted.
- Clients shall be by appointment only.
- Machinery that causes vibration, glare, fumes, odors or dust are also prohibited.

Because the question frequently arises asking “is my business considered a customary home occupation?”, this text amendment includes several paragraphs describing permitted and prohibited occupations, that will clarify what types of occupations are acceptable/not acceptable.

**Zoning Committee Discussion/Rationale**

Mr. MacVean reviewed the text amendment comparing the proposed changes with the current regulations. One Commissioner asked if the provision allowing residents to bring work-related

vehicles home would create a loophole that would circumvent the commercial vehicle ordinance. Mr. MacVean stated that the commercial vehicles regulations of Section 12.218 still apply. Mr. MacVean stated that a citizen wanted to include barber and beauty shops in the list of permitted home occupations. The stakeholders, however, did not include these uses as they decided that it would be difficult to regulate the coming and going of clients.

### **Statement of Consistency**

Upon a motion made by Carter and seconded by Loflin the Zoning Committee unanimously found this petition to be reasonable and in the public interest.

### **Vote**

**Upon a motion made by Carter and seconded by Loflin the Zoning Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.