

**ZONING COMMITTEE  
RECOMMENDATION  
December 27, 2006**

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**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 voted unanimously to recommend a **ONE-MONTH DEFERRAL** of this text amendment to the January Zoning Committee meeting.

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

Nays: None

Absent: Sheild

**Summary of Petition**

The current standards for customary home occupations are summarized below:

- Home occupation clearly incidental to residential use of the dwelling
- No changes to the essential residential character of the structure
- Floor area for home occupation limited to 25% of one floor of the dwelling
- No accessory building or outside storage permitted in connection with occupation.
- No chemical, mechanical, electrical equipment not normally part of a domestic household can be used, except for medical, dental, and office equipment.
- No machinery that causes noise or other interference in radio or television reception is prohibited.
- Only residents of the dwelling can be engaged in the home occupation
- No display of products can be visible from the street.
- Only articles made on the premises can be sold on the premise.
- Number of vehicles used by clients, visitors, etc., is limited to 3 at any time.
- Vehicles used in conjunction with home occupation have to comply with Section 12.218, "Commercial vehicle parking in residential areas".
- Signs are subject to Chapter 13.

Staff initiated a review of the above provisions to determine if they were adequate in relation to the actual types of customary home occupations 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. “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 asked that this text amendment be deferred until January to allow staff to make sure all public input has been received.

### **Vote**

**Upon a motion made by Loflin and seconded by Simmons, the Zoning Committee voted unanimously to recommend a one-month deferral of this petition.**