

Union County Suburban Home Occupation

Name: _____ Date: _____

Address: _____

Business Name _____

City
/State/zip: _____

Parcel
Number: _____

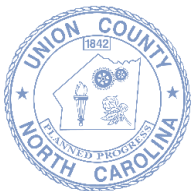
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|-------------------------|
| Description of Business |
|-------------------------|

Approved Denied By: _____ Date: _____

Suburban Home Occupations Home occupations that comply with all of the regulations of this subsection are permitted in conjunction with any allowed principal residential use. Please provide documentation and/or a description on how your business meets each one of the standards for a suburban home occupation found in Section 35.040 of the Union County UDO. We reserve the right to request additional information if necessary to make a determination.



1. Suburban home occupations must be clearly incidental and subordinate to the subject property's principal residential use.
2. At least one individual engaged in a suburban home occupation must reside in the dwelling unit in which the suburban home occupation is located as their primary place of residence. A maximum of 2 nonresident employees are allowed with a suburban home occupation. The total number of resident and nonresident employees working on-site may not exceed 3.
3. Suburban home occupations may be conducted within the principal dwelling unit or within an accessory building, provided that the area occupied or used for the suburban home occupation may not exceed the lesser of 1,000 square feet or 25% of the gross floor area of the principal residential dwelling.
4. Only vehicles licensed as passenger vehicles may be used in connection with a suburban home occupation.
5. Only one suburban home occupation is allowed per dwelling unit.
6. No goods, stock in trade, or other commodities may be displayed outside a fully enclosed structure.
7. No on-premises retail sales of goods not produced on-site may occur.
8. Suburban home occupations must not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Home occupations may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts to that are not typical of a residential neighborhood in Union County. Home occupations must be operated so as not to create or cause a nuisance.
9. Any tools or equipment used as part of a suburban home occupation must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
10. External structural alterations or site improvements that change the residential character of the lot upon which a suburban home occupation is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting or the addition of a separate building entrance that is visible from abutting streets.
11. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 C.F.R. Sec. 171.8.
12. Only passenger automobiles, passenger vans and passenger trucks may be used in the conduct of a suburban home occupation. No other types of vehicles may be parked or stored on the premises. This provision is not intended to prohibit deliveries and pickups by common carrier delivery vehicles (e.g., postal service, united parcel service, FedEx, et al.) of the type typically used in residential neighborhoods.
13. The following uses are expressly prohibited as suburban home occupations:
 - a. Any type of assembly, cleaning, maintenance or repair of vehicles or equipment with internal combustion engines or of large appliances (such as washing machines, clothes dryers or refrigerators);



- b. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;
 - c. Equipment or supply rental businesses;
 - d. Taxi, limo, van or bus services;
 - e. Tow truck services;
 - f. Taxidermists;
 - g. Restaurants;
 - h. Funeral or interment services;
 - i. Animal care, grooming or boarding businesses; and
 - j. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building; except as provided in Section 35.040-E (14); and (amended 2-1-2016)
 - k. Any use that does not comply with the suburban home occupation regulations of this section.
14. The following exceptions apply to suburban home occupations on lots 200,000 square feet or greater in size for the R-40 zoning district. (amended 2-1-2016)
- a. Outside storage of equipment, parts, products and materials used in the occupation is allowed on no more than two outside storage area(s), provided the storage area(s) in the aggregate do not exceed 1000 square feet, or the size of the principal dwelling, whichever is less.
 - b. Parts, products, and materials used in the occupation and stored outside shall not exceed twenty percent (20%) of the total 1000 square foot storage area(s).
 - c. Any storage area must be screened to an S2 level screening. This can be accomplished through solid fencing or plantings to meet the screening requirement.
 - d. Any storage area must be setback at least 50 feet from the side and rear property lines. A storage area located in the front of the principal dwelling must be setback at least 75 feet from the road right of way or front property line if the lot does not have frontage on a public or private right of way.
 - e. Any storage area in front of the principal dwelling must meet an S2 level screen at maturity immediately or provide solid fencing to meet the S2 screening requirement.

I the undersigned have read and agree to comply with the above regulations for a Rural Home Occupation.

Signature

Date

Phone Number

Email

