

Union County Home Occupations as of June 24, 2022

For more information, contact the Planning Department at 704-283-3565

This document shows the allowed uses as home occupations for unincorporated Union County and the Town of Hemby Bridge

Home Occupations

1.010-A Description

Home occupations are jobs or professions conducted wholly or partly from a residential dwelling.

1.010-B Exemptions

Nonresidential uses that are expressly allowed in conjunction with residential uses (e.g., bed and breakfast uses and some form of day care) are not subject to home occupation regulations.

1.010-C Allowed Uses

The home occupation regulations of this section establish performance standards for home occupations rather than limiting allowed uses to a specific list. Uses that comply with the regulations of this section are allowed as of right unless otherwise expressly stated.

1.010-D Types of Home Occupations

1. Two types of home occupations are regulated under this section: (i) suburban home occupations and (ii) rural home occupations.
2. Suburban home occupations are those that comply with all regulations of [§35.040-E](#); rural home occupations are those that cannot comply with all applicable suburban home occupation regulations but that do comply with all regulations of [§35.040-F](#).
3. The difference in regulations recognizes that work-at-home activities that are customary and compatible in large-lot rural settings are often very different from those that are customary and compatible in smaller lot suburban settings.

1.010-E 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.

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.

1.010-F Rural Home Occupations

Home occupations that do not comply with all of the suburban home occupation regulations of [§35.040-E](#) but that do comply with all of the regulations of this subsection are

permitted in conjunction with any allowed principal residential use on RA-zoned lot of at least 100,000 square feet in area.

1. Rural home occupations must be clearly incidental and subordinate to the subject property's principal residential or agricultural use and only one rural home occupation is allowed per parcel. *(amended 8-6-2018)*
2. At least one individual engaged in a rural home occupation must reside in the principal dwelling unit on the subject property as their primary place of residence. A maximum of 3 nonresident employees are allowed with a rural home occupation.
3. Rural home occupations may be conducted within the principal dwelling unit or within an accessory building, provided that the total accessory building floor area occupied by a rural home occupation may not exceed the lesser of 3,000 square feet or 75% of the gross floor area of the principal residential dwelling. *(amended 8-6-2018)*
4. Accessory buildings, material storage and outdoor work areas must be set back at least 300 feet from adjacent residences.
5. Any storage must be screened in accordance with at least the S2 screen requirements of ~~§55.090-C~~ and shall not exceed 15 sq. ft. *(amended 8-6-2018)*
6. The following uses are expressly prohibited as rural home occupations:
 - a. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;
 - b. Equipment or supply rental businesses;
 - c. Taxi, limo, van or bus services;
 - d. Tow truck services;
 - e. Junk yards;
 - f. Restaurants;
 - g. Funeral or interment services;
 - h. Animal Boarding Business: and *(amended 8-6-2018)*
 - i. Any use that does not comply with the rural home occupation regulations of this section.