

Unified Development Ordinance Section 1-2.10.1 A: Residential Accessory Uses: Home Occupations

Home occupations shall not be established unless the Director has found that the use complies with all of the standards of this section.

1. The home occupation shall be operated in accordance with all applicable laws and, if a state permit is required, such permit shall be obtained prior to beginning operation.
2. The occupation is carried on wholly within the principal building or the management and administration of the occupation is carried on wholly within the principal building and the storage, delivery, and distribution of goods, materials, equipment, and vehicles occurs off-site and in a district where they are a permitted or permitted special exception use.
3. The floor area dedicated to the occupation does not exceed 10 percent of the floor area of the principal building, up to 400 square feet.
4. No activity is conducted outside, nor is there any outdoor storage, merchandise display, or refuse area in the yard.
5. There is no signage recognizing or acknowledging the home occupation.
6. The occupation will not involve vehicles or trailers parked on the premise in a place that is visible from adjoining property or public rights-of-way, which identifies by sign, logo, or emblem the occupation, business, or activity
7. No merchandise or articles are displayed so as to be visible from outside the building.
8. Home occupations shall be managed and owned by a person residing in the dwelling unit.
9. The occupation will not employ on-site any person other than a member of the immediate family living in the structure.
10. No traffic is generated in an amount above that normally expected in a residential neighborhood.
11. The occupation will not require the delivery or shipment of materials, merchandise, goods, or equipment by other than passenger motor vehicles, one ton step-up vans, or similar-sized trucks.
12. No parking is needed above that required by the principal residential use.
13. No alteration will be made to the building that changes the residential character or appearance of the dwelling to accommodate the home occupation.
14. No entrance shall be specifically dedicated for the home occupation.
15. The occupation, profession, or trade is properly licensed, and generates no noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses.
16. The occupation will not be more dangerous to life, personal safety, or property than any other activity ordinarily carried on with respect to a dwelling unit used solely for residential purposes.
17. The occupation is not involved in the retail sale of merchandise manufactured off the premises.
18. The occupation will be operated in accordance with all applicable laws and, if a state permit is required, such permit shall be obtained prior to beginning operation.
19. The following uses are prohibited as home occupations:
 - a. Barber, beauty, and other personal service shop.
 - b. Animal care facility, such as hospitals, stables, or kennels.
 - c. Dance studio or school.
 - d. Repair shop for large appliances and vehicles.
 - e. Rooming/boarding house.
 - f. Commercial day care facility. and
 - g. Sale of ammunition and weapons (unless specifically approved by the Chief of Police).
20. In-Home Child Care.
 - a. Small in-home child care facilities are a permitted home occupation, provided that they are duly licensed by the State of South Carolina, and provided that they meet all of the standards of this Subsection.
 - b. Large in-home child care facilities may be permitted pursuant to Permitted Special Exception Use Permit, provided that they meet all standards of this Subsection and any special conditions as applied by the Planning Commission.