

REGULATIONS THAT APPLY TO ALL HOME BASED BUSINESSES

[Section 1101N. 1. of the Rutherford County Zoning Ordinance]

1. Home-based businesses must be conducted within a residential dwelling unit which is the bona fide residence of the principal practitioner or within an approved accessory building thereto which is normally associated with a residential use.
2. No home-based business shall be permitted that changes the outside appearance or character of the dwelling unit.
3. No display of stock-in-trade products shall be visible from the street.
4. The equipment used by the home-based business and the operation of the home-based business shall not create any vibrations, heat, glare, dust, odors, noise, or smoke discernible at the property lines.
5. Home-based businesses shall not create any electrical, magnetic or other interference off the premises, consume utility quantities that negatively impact the delivery of those utilities to surrounding properties, or use and/or store hazardous materials in excess of quantities permitted in residential structures.
6. Delivery vehicles used to deliver goods to the home-based business are limited to passenger vehicles, mail carriers, and express carriers such as, but not limited to, UPS, Fed Ex or DHL.

MINOR HOME BASED BUSINESS STANDARDS

[Section 1101 N. 2. of the R.C.Z.O.]

- a. Minor home-based businesses shall have no more than one (1) nonresident employee on the premises at any one time. The number of nonresident employees working at locations other than the home-based business is not limited.
- b. Minor home-based businesses shall not use more than 25 percent of the gross floor area of the principal structure. Minor home-based businesses conducted entirely within an approved accessory structure shall not use more than 500 square feet of the accessory structure.
- c. Minor home-based businesses shall be limited to the parking/storage of one (1) business vehicle on the premises. Vehicles shall not be stored/parked in the front yard. For the purposes of this section, front yard shall be defined as the area from the front line of the dwelling unit to the property line. Vehicles with more than three (3) axles shall not be permitted on lots of less than two (2) acres.

MAJOR HOME BASED BUSINESS STANDARDS

[Section 1408 D. 2. of the of the R.C.Z.O.]

- a. Major home-based businesses shall have no more than three (3) nonresident employees on the premises at any one time. The number of nonresident employees working at locations other than the home-based business is not limited.
- b. Major home-based businesses shall be limited to the parking/storage of two (2) business vehicles on the premises. Vehicles shall not be stored in the front yard. For the purposes of this section, front yard shall be defined as the area from the front line of the dwelling unit to the property line. Vehicles with more than three (3) axles shall not be permitted on lots of less than two (2) acres.
- c. Major home-based businesses shall not use more than 25 percent of the gross floor area of the principal structure. Businesses in approved accessory structures may be permitted to use more than the 500 square feet allowed for minor home-based businesses if approved by the Board of Zoning Appeals.

d. Minor home-based businesses are not required to provide any additional parking beyond what is required for the residential use.

e. Minor home-based businesses shall not create more than five (5) customer/client visits in any one day and no more than two (2) customers/clients can be present at any one time.

f. The following activities shall not be approved as minor home-based businesses:

- Automobile/vehicle repair
- Kennels, veterinarian clinics/hospitals
- Medical and dental clinics/hospitals
- Restaurants, clubs, drinking establishments
- Undertaking and funeral parlors
- Retail sales as defined in Appendix A, not including goods made on premise
- Adult Entertainment, as defined in Appendix A

It is recognized that this list may not be totally inclusive. The Planning Director shall make the determination of whether an unlisted business is similar to a listed prohibited use and issue or deny a minor home-based business permit.

g. Outdoor storage of any material used in connection with the home-based business, with the exception of one (1) business vehicle, is not permitted.

h. Signage is not permitted.

3. Major home-based businesses shall be permitted only with the approval of a Special Exception by the Board of Zoning Appeals. Standards for a home-based business special exception are found in Chapter 14.

d. The Board of Zoning Appeals may require parking beyond what is required for the residential use of the property and may require any additional parking to meet the parking design and maintenance standards found in Chapter 11 of the Zoning Resolution.

e. Major home-based businesses shall not create more than ten (10) customer/client visits in any one day and no more than five (5) customers/clients can be present at any one time.

f. The following activities shall not be approved as major home-based businesses by the Board of Zoning Appeals:

- Automobile/vehicle repair
- Kennels and veterinarian clinics/hospitals
- Medical and dental clinics/hospitals
- Restaurants, clubs, drinking establishments
- Undertaking and funeral parlors
- Adult Entertainment, as defined in Appendix A

g. Outdoor storage of any material used in connection with the home-based business, is permitted with Board of Zoning Appeals approval.

h. Signage for home-based businesses shall be limited to five (5) square feet and shall be attached to the principal or accessory structure where the business is located. Only one (1) sign per residential lot is permitted.