

Home Occupation Guidelines (11-1.40)

City of Shelby Unified Development Ordinance

(A) Where Development Standards Are Required

R20, R10, R8, R6, RR districts.

(B) Maximum Area

The area set aside for a home occupation shall occupy no more than 25 percent of the gross floor area of a dwelling unit.

(C) Outside Storage

No outside storage or display of items associated with the home occupation is permitted.

(D) Operation

- (1) The home occupation must be conducted entirely within a dwelling unit. It must be a use that is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character or outside appearance of the residence.
- (2) Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist office, architects, insurance agency, lawyer, real estate broker, teacher, accountants, child or adult day care (5 or fewer persons), food catering, tailoring, and handcrafting, etc.
- (3) No on-site retail sales, except for goods made on the premises, are allowed.
- (4) No goods, stock-in-trade, or other commodities shall be displayed.
- (5) Only 1 person may be employed who is not an occupant or child of the occupant of the residence.
- (6) Activities shall not generate traffic, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located. No home occupation shall involve the use of electrical or mechanical equipment that would change the fire rating of the structure in which the home occupation is located.
- (7) Instruction in music, dancing, art, or similar subjects shall be limited to no more than 5 students at one time.

(E) Signs

There may be one unlighted sign erected, not to exceed three feet in height and three feet in sign area.