

- B. Employees of the home occupation shall be limited to the residents of the dwelling.
- C. The home occupation shall be clearly incidental to the residential use of the dwelling.
- D. The use of the dwelling for a home occupation shall not change the residential character of the building.
- E. No internal or external alterations which are inconsistent with the residential use or character of the dwelling shall be permitted.
- F. Products for sale or use in the home occupation shall not be visible from the street or adjacent properties.
- G. Use of a dwelling for a home occupation shall not exceed thirty (30) percent of one (1) floor of the dwelling.
- H. The home occupation shall not constitute a nuisance to the surrounding neighborhood, as evidenced by the use of machinery or equipment that produces noise, smoke, odor, vibration, or electrical interference, the instruction or teaching of performing arts such as voice or music, or any other objectionable condition beyond the property line of the lot on which the home occupation is located.
- I. Outside storage of materials used in connection with a home occupation is prohibited.
- J. A home occupation shall not be conducted in an accessory building; however, storage of materials is permissible.
- K. Up to two (2) commercial vehicles may be used in connection with the home occupation, provided that such vehicles are parked only in the rear yard on a paved surface.
- L. No business involving on-site visits by customers shall be conducted between the hours of 8:00 p.m. and 7:00 a.m.

## **5.02.00 ACCESSORY USES AND STRUCTURES**

### **5.02.01 Generally**

- A. It is the intent of this section to regulate the installation, configuration, and use of accessory structures on property in residential zoning districts with the exception of provisions for property in non-residential zoning districts that are identified herein. Regulation is necessary in order to ensure that accessory structures are compatible with the surrounding neighborhood and are consistent with the character and intent of the zoning district in which the accessory structures are located.
- B. Permissible accessory uses and structures are identified in Table 2.03.04.
- C. Accessory structures shall be on the same lot and subordinate to the principal use or structure.
- D. Outdoor play structures in commercial districts, commonly associated with fast-food eating establishments, shall be located in a side or rear yard only and shall comply with the required yard setbacks of the district.

- E. Accessory use of open land shall comply with the following standards:
1. The accessory use of open land shall include recreation, water access, and similar activities, whether or not such activities are provided for compensation.
  2. The accessory use of open land shall be prohibited except where a principal structure has been located on the parcel.
- F. Standards for specific accessory structures are set forth in Sections 5.02.02 through 5.02.07. All accessory structures shall comply with the standards set forth below:
1. Unless otherwise provided, accessory structures shall be located only in a rear yard of the lot on which the principal building is located;
  2. Accessory structures shall not be located on or within any recorded or required easement;
  3. Accessory structures shall be included in all calculations for impervious surface ratio standards and for stormwater management standards;
  4. Accessory structures, other than fences located in compliance with the requirements of Section 5.02.03, shall not be located within any required buffer or landscaping area, parking lot, protected resource area, or stormwater management area;
  5. Accessory structures located in any residential zoning district shall not be used for any type of commercial operation, except as provided in Section 5.01.02;
  6. Accessory structures shall not be used as a dwelling unit, except as provided in Section 5.02.02 which sets forth standards for accessory dwellings; and
  7. Accessory structures shall comply with the following setbacks:
    - a. In all residential zoning districts accessory structures shall be a minimum of ten (10) feet from all property lines which do not abut a street right-of-way and shall observe the front yard setback requirements of the district along all property lines which do abut a street right-of-way, with the exception that a detached garage or carport may be allowed in a side yard and shall be required to comply with the principal building setback requirements of the district;
    - b. In all non-residential zoning districts, accessory structures shall meet the setback requirements for a principal building.
  8. Pre-engineered or pre-assembled metal accessory structures shall be no larger than five hundred (500) square feet in area.
- G. An accessory building may be permitted on a separately platted lot provided that the following standards are met:
1. The lot on which the accessory building is proposed shall abut the lot on which the principal building is located;

**OLD BUSINESS**

The matter to still be discussed was the issue on Section 5.02.00 Accessory Uses and Structures and Section 5.02.01 Pre-engineered or pre-assembled metal structures. The Planning Commission would like to recommend changes to read that on less than 2 acres 600 square feet be the maximum, 2-5 acres a maximum of 2,000 square feet, and on 5+ acres an additional of 1,000 square feet per additional 5 acres.

**ADDITIONAL BUSINESS**

There being no additional business, Nathan Serritt made the motion to adjourn. Jerry Lovelace seconded the motion. All voted aye. The meeting was adjourned at 6:32 p.m.

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Zelda Gregg, Secretary

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Randy Rule, Chairman  
Butch Layson, Vice-Chairman