



Planning and Development Services • Zoning Division • Zoning@columbiasc.gov
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Home Occupations

Sec. 17-4.3(d)(6): Home occupations are permitted as an accessory use to a dwelling unit, subject to the following standards:

- a. Beauty salons and barbershops as home occupations require a Special Exception Permit, in accordance with Sec. 17-2.5(e), Special Exception Permit.
- b. The principal person conducting the home occupation shall be a **full-time resident** of the dwelling unit, and the occupation shall employ not more than two people on the premises who are not full-time residents of the dwelling unit.
- c. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
- d. Not more than 25 percent of the floor area of the dwelling unit or 1,000 square feet, whichever is less, shall be used in the conduct of the home occupation.
- e. There shall be **no sign or change in the residential character or external appearance** of the dwelling unit, its associated structures, or its principal residential use.
- f. The home occupation shall be conducted entirely within the principal structure or within a fully enclosed, lawfully approved structure which is accessory to the residential use, provided:
 1. A home occupation is not allowed in an accessory dwelling unit;
 2. Any portion of an accessory structure that is used to provide a required parking space shall not be used for a home occupation; and
 3. Where a lot is nonconforming as to the number of required parking spaces, an accessory structure or a portion thereof, shall not be used as a home occupation where that accessory structure or portion thereof, could be used to provide the required number of parking spaces.
- g. **Goods shall not be offered for purchase on the premises**, except those goods incidental to the provision of a service in connection with the home occupation (e.g., a hairdresser may sell shampoo).
- h. Any vehicle used to conduct the home occupation shall be of a size that does not disrupt the quiet nature and visual quality of the neighborhood. A maximum of two vehicles used to conduct the home occupation may be stored on the premises or on a public street within 1,200 feet of the premises. Any need for additional parking generated by the conduct of the home occupation shall be met off the street and other than in a required front yard, in accordance with Sec. 17-5.2, Off-Street Parking, Bicycle Parking.
- i. The home occupation **shall not involve significantly greater volumes or frequencies of deliveries or shipments, vehicular traffic, or pedestrian traffic** than normally expected in a residential neighborhood.
- j. **No equipment or process shall be used in the home occupation which creates noise, vibration, glare, fumes, odors, or electrical or communications interference**, including visual or audible interference with radio or television reception, that can be detected by the normal senses off the lot if the occupation is conducted in a single-family detached residence, or outside the dwelling unit if conducted in other than a single-family detached residence.
- k. **No outdoor storage or display of goods** shall be allowed in connection with any home occupation.
- l. The manufacture, maintenance, or repair of any type of motorized vehicle shall not be permitted as a home occupation.

Stated Business Type: _____

Signature: _____ Date: _____

Address: _____