

ORDINANCE NO.: 2008-033

Amending the Code of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplemental District Regulations, Sec. 17-317 Home occupations

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BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 4th day of June, 2008 that the Code of the City of Columbia, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplemental District Regulations, Sec. 17-317, Home occupations, is amended to read as follows:

Sec. 17-317. Home occupations.

Occupations, professions or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following provisions; provided, however, barbershops and beauty shops are classified as special exceptions which must be approved by the zoning board of adjustment:

- (1) No one other than members of the family residing on the premises shall be engaged in the occupation.
- (2) 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, and not more than 25 percent of the floor area of the dwelling unit or 750 square feet, whichever is less, shall be used in the conduct of the home occupation.
- (3) There shall be no sign or change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation, to include the parking of more than one commercial vehicle on the premises.
- (4) 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. Any portion of an accessory structure that is used to provide a required parking space shall not be used for a home occupation. 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.
- (5) There shall be no sales of merchandise on the premises in connection with the

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home occupation.

(6) No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for 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 section 17-341.

(7) No equipment or process shall be used in the home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

(8) No outdoor storage shall be allowed in connection with any home occupation.

(9) The manufacture, maintenance, or repair of any type of motorized vehicle shall not be permitted as a home occupation.

This ordinance is effective upon final reading.

Requested by:

Development Services Director



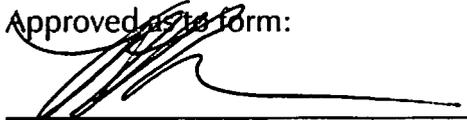
MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Public Hearing:

Introduced: 5/21/2008

Final Reading: 6/4/2008