Proposed zMOD Changes – Home-Based Businesses
Frequently Asked Questions

The responses below are intended to clarify the proposed regulations for home-based businesses that may be adopted as part of zMOD. They do not address the current regulations.

1) What different types of businesses will I be able to do in my home?
   The draft lists the following permitted home-based business uses:
   - General retail sales (such as the sale of clothing or kitchenware) when sale and delivery occur online or off-site;
   - Small health and exercise facility (such as yoga instruction);
   - Household repair and rental of small household items (such as repair of musical instruments or watches);
   - Office (such as an interior designer, accountant, or doctor’s office);
   - Barbershop and hair salon (no nail, facial, massage, or other services allowed);
   - Sewing and tailoring;
   - Music, photography, and art studios;
   - Small-scale production (such as jewelry making), limited to items created on-site and home-based food production when sale and delivery occurs online or off-site; and
   - Specialized instruction center (such as tutoring, music lessons, or art classes).

2) How many customers can I have? What about employees?
   The draft allows for two customers at a time and six in a day. An advertised range has been included to allow the Board of Supervisors to consider allowing between zero and up to four customers at a time and between zero and up to eight customers in a day. One nonresident employee would be permitted in a single-family detached dwelling, with no nonresident employees allowed in all other dwelling types (e.g., townhouses, apartments). An option is included that allows the Board to consider permitting a nonresident employee in all dwelling types.

3) What if my spouse, partner, or roommate and I both have home-based businesses? Do we each get the maximum number of customers?
   The number of customers is a cumulative maximum, including all home-based business customers and short-term lodging guests. If there are two businesses on-site, the businesses together only may have two customers at a time and six in a day. If there is a home day care on-site (which is considered a separate use for zoning purposes), no customers are allowed for any home-based businesses.

4) What hours is a home-based business allowed to operate?
   Customers are allowed between 8:00 AM and 9:00 PM, and a nonresident employee is allowed between 7:00 AM and 6:00 PM.

5) My HOA covenants do not allow home-based businesses. Will the County enforce the covenants on behalf of the HOA?
   HOA covenants are a private matter to be enforced by the HOA. They may be more restrictive than the Zoning Ordinance provisions, but they may not be more permissive (such as allowing additional customers or any additional flexibility beyond the regulations).
6) What kind of signage is permitted?
The Zoning Ordinance allows yard signs on all residentially zoned lots, including lots having a home-based business, regardless of the message. A single sign is limited to four square feet in area. Total signage on the lot is limited to 12 square feet (i.e. a maximum of three signs that are four square feet or four signs that are three square feet, etc.).

7) What are the parking requirements?
There is no specific parking rate for an accessory home-based business use, but if the home-based business involves customers, an off-street parking space that can be reserved or made available by the person operating the home-based business must be made available for those customers to park. This may include a driveway space or an assigned parking space, but public street parking cannot be used to meet this requirement.

8) Can I use my entire home for my home-based business?
No, the total area used for the home-based business is limited to 400 square feet in the draft. An advertised range from 200 square feet to 750 square feet has been included for Board consideration.

9) What if I want to do more than these limitations allow?
A special permit may be approved by the Board of Zoning Appeals to allow for outdoor activities (such as swimming or soccer lessons), a larger area used by the business, additional employees or different work hours, and additional customers or clients.

10) How much will this permit cost?
The administrative permit will be $100 (with an advertised range from $50 to $200 for Board consideration), and the special permit will be $435 (with an advertised range from $435 to $910 for Board consideration).

See subsection 4102.7.I (pages 363 – 365 of the annotated Public Hearing Draft) for a list of all proposed home-based business standards.

The table below provides a comparison of the current and proposed standards.
# Home-Based Businesses – Existing vs. Proposed zMOD Standards

## Current Home-Based Business Regulations

<table>
<thead>
<tr>
<th>Use Name</th>
<th>Process of Approval</th>
<th>Uses Allowed</th>
<th>Customers</th>
<th>Employees</th>
<th>Location and Size</th>
<th>Parking</th>
<th>Signage</th>
<th>Vehicles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Occupation</td>
<td>Administrative</td>
<td>Open-ended list of allowed uses and 7 prohibited uses</td>
<td>For instructional uses only: 4 at a time; 8 in a day</td>
<td>1</td>
<td>Any type of dwelling; No specific size limit</td>
<td>No requirement</td>
<td>None (the Ordinance allows yard signs on all residential lots)</td>
<td>1 commercial vehicle</td>
</tr>
<tr>
<td>Home Professional Office</td>
<td>Special Permit</td>
<td>Office for licensed or certified professional</td>
<td>Determined by the BZA</td>
<td>Up to 4; Up to 6 with 2+ ac.</td>
<td>Single-family detached; No size limit</td>
<td>No standard</td>
<td>No standard/ determined by the BZA</td>
<td>1 commercial vehicle</td>
</tr>
<tr>
<td>Barbershop or Beauty Parlor</td>
<td>Special Permit</td>
<td>Barbershop or beauty parlor</td>
<td>1 patron at a time</td>
<td>0</td>
<td>Any type of dwelling; No size limit</td>
<td>No standard</td>
<td>No standard/ determined by the BZA</td>
<td>1 commercial vehicle</td>
</tr>
</tbody>
</table>

## Public Hearing Draft Home-Based Business Regulations

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<tbody>
<tr>
<td>Home-Based Business</td>
<td>Administrative</td>
<td>May only include listed uses¹</td>
<td>2 at a time; 8 in a day (see additional limits)² ³</td>
<td>1 in single-family detached; 0 in other dwellings⁴</td>
<td>Any type of dwelling; 400 sq. ft.⁵</td>
<td>Designate one space for on-site customers</td>
<td>None (other than yard signs as allowed for any residence)</td>
<td>No change (see additional limits)⁷</td>
</tr>
<tr>
<td>Special Permit</td>
<td>Listed uses and certain outdoor uses</td>
<td>Determined by the BZA</td>
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¹ Uses include: a) online or off-site retail sales; b) health and exercise; c) repairing small household items; d) office; e) barber or hair salon, sewing or tailoring; f) music, photography, or art studios; g) small-scale production and home-based food production with online or off-site sale and delivery; and h) instructional uses.

² Additional limits on customers include: a) none if a home child care is on-site; b) must include short-term lodging guests in the count; c) by appointment only; d) appointments must be spaced 15 minutes apart; e) hours 8:00 AM to 9:00 PM; and f) no on-site customers allowed for retail sales or small-scale production, except to view samples of items created on-site.

³ Advertised range for Board consideration: 0 to 4 employees at a time and 0 to 8 in a day.

⁴ Employee hours limited to 7:00 AM to 6:00 PM.

⁵ Advertised to allow the Board to consider allowing one employee.

⁶ Advertised range for Board consideration: 200 to 750 square feet.

⁷ A standard has been added limiting vehicles delivering or distributing products to and from the business to a maximum length of 28 feet. Semitrailers are also prohibited.