

City of Franklin Unified Development Ordinance

Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations

Section 15-3.0802(G)

G. Home Occupations and Home Offices in the VR and VB Districts. The following specific standards shall be used for home occupations and home offices located as accessory uses in VR and VB Districts:

- 1. Home Occupation Employees.** No person shall be employed other than members of the immediate family residing on the premises.
- 2. Maximum Floor Area Permitted to be Used for Home Occupation.** The use of the dwelling unit for the home occupation or home office shall be clearly incidental and secondary to its use for residential purposes. No more than twenty-five (25) percent of the floor area of the dwelling unit, including basement space, shall be used in the conduct of the home occupation or home office.
- 3. No Change in the Outside Appearance of the Building, Accessory Structure, or Premises Permitted.** There shall be no change in the outside appearance of the building, accessory structure, or premises as a result of such home occupation or office, with the exception of an unlighted sign or nameplate, not more than one (1) square foot in total area, attached to and not projecting from the building.
- 4. Conduct of Home Occupation in Accessory Building or Structure Prohibited.** A home occupation or home office may be conducted in any accessory building or structure, provided vehicles are not parked outdoors that would otherwise be parked in an accessory building or structure.
- 5. Use of Mechanical and Electrical Equipment.** No mechanical equipment shall be used on the premises, except such that is normally used for purely domestic, household, or hobby purposes. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television sets off the premises, or causes fluctuations in line voltage in excess of that normally associated with household use. Computer equipment which meets the aforementioned criteria and which can be purchased for use in the home shall be considered as "normally associated with household use."
- 6. Sale and Display of Commodities and Goods.** No commodity or good not produced on the premises shall be sold on the premises nor displayed on the exterior or interior of the premises, or warehoused on the premises for sale elsewhere. Commodities or goods produced on the premises shall be allowed to be displayed between the front setback line of the dwelling and the front property

boundary line, given the display materials shall not restrict visibility of traffic on the public street, nor create a nuisance to neighboring property owners.

7. **Traffic.** No vehicular or pedestrian traffic shall be generated by such home occupation or home office in greater volume than would normally be expected from the principal use. In the case of measuring vehicular traffic, criteria established in the most current edition of the Institute of Transportation Engineer's publication titled Trip Generation shall be used.

8. **Home Occupation Uses--Permitted and Not Permitted.** A home occupation may include, but not be limited to the following: domestic crafts such as seamstress, sewing, tailoring, weaving, washing and ironing, private tutoring and instruction (limited to three [3] pupils at any one time), and home offices shall include professional services.

Millinery shops, tearooms, restaurants, tourist homes, bed and breakfast establishments, auto repair and tune-up, general offices which would require more off-street parking than which is required for the type of residential use which is permitted in the residential district, clinics, physician's, dentist's and offices of the like, animal hospitals, veterinary clinics, catering or other food preparation businesses, funeral parlors and undertaking establishments, rooming houses, dancing schools, and kennels, among others, shall not be deemed to be home occupations.

9. **Levels of Noise, Emissions, Radiation, Vibration, Heat, Glare, Smoke, Dust, Fumes, Odors, or Electrical Interference.** There shall be no levels of noise, emissions, radiation, vibration, heat, glare, smoke, dust, fumes, odors, or electrical interference created which is detectable to the normal senses outside the dwelling unit in excess of that normally associated with household use.

10. **Refuse.** No refuse in excess of the amount allowable for regular residential pick-up shall be generated by any home occupation.

11. **Nuisance Causing Activities.** No home occupation shall cause or create any nuisance; cause or create any substantial or undue adverse impact on any adjacent property or the character of the area; or threaten the public health, safety or general welfare; or be noxious, offensive, or hazardous.

12. **Materials Which Decompose by Detonation Prohibited.** No materials which decompose by detonation shall be allowed in conjunction with a home occupation.

13. **Public Utility Use Exceeding Typical Residential Dwelling Unit Demand Not Permitted.** No home occupation shall be permitted which generates sewerage or water use in excess of what is typical for a residential dwelling unit.