

General Standards

- ◇ All home occupations must be limited to no more than 25 percent of the total floor area of the principal building, or 500 square feet, whichever is less.
- ◇ Areas for storage materials will be included in determining the percentage of the structure devoted to a home occupation. Incidental storage of 50 square feet or less, will not count toward determining the percentage devoted to the home occupation.
- ◇ Storage outside of a fully enclosed structure is prohibited.
- ◇ No use of explosives or highly combustible materials or storage of hazardous material is permitted.
- ◇ The home may not be altered in any way that changes its residential character or appearance especially if the change could advertise the business.
- ◇ Only residents of the dwelling may be engaged in the home occupation.
- ◇ Machinery that causes nuisance detectable at the property line is prohibited. Machinery that causes electrical interference with radio or television reception is also prohibited.
- ◇ No on-premises sales of goods is permitted except for sales of materials produced on-site.
- ◇ Clients or business related visitors shall be by appointment only.
- ◇ Hours of operation for deliveries, clients, and operation of mechanical or electrical equipment is limited to 7:00 a.m. to 8:00 p.m.
- ◇ The number of vehicles used by clients or business related visitors is limited to two at any given time.

Frequently Asked Questions



Can My home occupation permit be revoked?

Yes, the Zoning Administrator may revoke a home occupation upon the determination that

- the home occupation is a nuisance, or has any other undesirable conditions interfering with the public health, safety, or general welfare.
- there is a violation of the provisions of this title or any other law, ordinance, or conditions imposed upon by the permit.
- the applicant has the opportunity to appeal the Zoning Administrator's decisions to the Board of Adjustment.

Do I have to have a privilege license in order to apply for a home occupation permit?

Yes, a privilege license is required when applying for a home occupation permit. You may obtain a privilege license online at www.indiantrail.org or in person at the Indian Trail Town Hall.

Does the property owner have to sign the home occupation permit application?

Yes. If the applicant is not the property owner, a signature from the property owner is required.

Town of Indian Trail
P.O. Box 2430
Indian Trail, NC 28079



Phone:
Fax: 704.821.9045
www.indiantrail.org

Town of Indian Trail

Home Occupation Permits



Guidelines for Residents



Home Occupations

Purpose and Intent

In an effort to maintain the residential character and quality of life currently existing in neighborhoods throughout the town, established provisions regulate the operation of businesses in residential areas. These businesses are referred to as Home Occupations.

This brochure is a summary of the Unified Development Ordinance, Section 110.010. The brochure is a quick reference guide, and is not intended to replace the Unified Development Ordinance. Any further questions regarding home occupations should be directed to:

Town of Indian Trail Planning
Department
P.O. Box 2430
Indian Trail, NC 28079
704.821.5401

Types of Businesses Permitted

Some types of business operations can be conducted at home with little or no effect on the surrounding neighborhood. The regulations of the ordinance require home businesses remain clearly incidental and subordinate in floor space to the residential use of the property so that the home occupation will not change the essential residential character of the dwelling. The Town of Indian Trail has two classifications for home occupations; minor and major home businesses. No home occupation permit or zoning certification is required for home offices. (incidental storage cannot exceed 50 square feet)

Minor Home Businesses

A minor home occupation is a home business where residents use their home as a place of work but have no employees and generate little or no traffic from customers or clients coming to the home. Minor home occupations are less likely to have an impact on surrounding properties.

Permitted minor home occupations:

- **Professional Offices** (architects, surveyors, clergy, insurance and real-estate brokers, psychologists)
- **Instructional Services** (music or dance teachers, yoga or art instructors, educational tutoring)
- **Home Craft Business** (quilters, sculptors, lapidary, home based catering, photographers)

Major Home Businesses

Major home occupations are home businesses that are more likely to have employees and to generate traffic associated with clients and customers coming to the site. On a case by case basis, the Board of Adjustment may permit major home businesses when they conclude that such home businesses would have limited effect on neighboring properties. The subsequent home occupations may be permitted following the review and approval of a special use application by the Board of Adjustment.

- Barbershops or beauty salons
- Manicure and pedicure salons
- Pet grooming
- Construction or landscape contractors
- Cabinet makers
- Building cleaning services
- Equipment repair shops
- Appliance repair shops
- Stables and bird keeping

Permits Required

Unless excepted by section 110.010B, all home occupations must receive a zoning certification. All major home occupations must be approved by the Board of Adjustment consistent with the standards and requirements for a special use permit. Applications for home occupation permits are available online at www.indiantrail.org or in person at the Planning Department.

Prohibited Home Occupations

The following businesses are not permitted as home occupations. The list of businesses is not intended to be all inclusive and the Zoning Administrator may prohibit others upon a determination that a proposed home occupation is similar to those listed below. The following specific prohibitions apply even if an applicant can demonstrate compliance with the general standards of Section 110.010A.

- Auto or vehicle repair; engine and mechanical repair; or welding and machine shops
- Barber shops and beauty salons with more than one chair
- Funeral parlor and undertaking
- Adult businesses
- Clubs or drinking establishments
- Food vendors or restaurants
- Commercial bakeries
- Vehicle sales
- Veterinarian clinics
- Medical or dental clinics
- Animal hospital or animal care facilities

