

L.

*Home occupations.* Home occupations are permitted "by right" or "by exception" in accordance with subsections 1. and 2. below. The intent of these requirements is to provide for certain types of home based businesses in residential, rural and agricultural-residential zoning categories subject to performance standards that ensure the home based businesses are incidental to the use of the premise as a residence, are compatible with residential uses, limited in scale and intensity, and do not detract from the residential character of the area.

1.

*(Limited business activities - by right).* Limited business activities in a dwelling unit are permitted, by right, in the residential, rural and agricultural-residential zoning categories, subject to compliance with all of the following criteria and standards:

(a)

Such business activities are incidental and subordinate to the principal residential use of the premises and the home occupation will not change the principal character of the site as a residence.

(b)

Such activities shall occupy no more than twenty-five percent (25%) of the total habitable floor area of the residence. Note: Use of more than ten percent (10%) of the total habitable floor area may trigger additional building code requirements, including permits; contact the Building Department.

(c)

The home occupation shall be conducted entirely within the residence or entirely within an accessory structure.

(d)

There is no outside appearance of the limited business activity, including signage.

(e)

No advertising will contain the physical address of the home occupation location, including signs on vehicles.

(f)

No employees, or customers, other than residents of the home, will go to or from the residence, other than private tutoring or lessons.

(g)

Vehicular traffic will be consistent with normal traffic generated within the zoning category.

(h)

Noise will be consistent with that volume of noise normally generated by a residence in the applicable zoning category and noise shall not be attributed to the limited business activity.

(i)

There will be no visible storage of any business related materials, commercial vehicles, or equipment associated with the limited business activity. Commercial vehicles may only be parked or stored as provided for in Article III, Section 3.

(j)

There will be no change in the structural integrity (exterior appearance) of the structure from that permitted by the rules of the district.

(k)

The volume of delivery trucks shall not be in excess of what is normally associated with a residential use in a neighborhood. In no case shall trucks greater than 2 axles make deliveries associated with the limited incidental business use.

(l)

The "by right" limited business activity shall comply with all of the criteria in this section, and a deviation from the criteria shall require an application for, and compliance with the criteria for a limited business activity "by exception".

2.

*(Limited Business Activities - by exception)*. Limited business activities (Home Occupation) that do not meet the requirements for limited business activities set forth in paragraph L.1 above, may be permitted by approval of a Special Exception pursuant to Article V, Section VIII, Hernando County Zoning Code, subject to compliance with all the following criteria and standards:

(a)

Such business activities are incidental and subordinate to the principal residential use of the premises and the home occupation will not change the principal character of the site as a residence. Customer traffic shall be minimal, and may only be approved by the Special Exception Permit.

(b)

Such activities shall occupy no more than twenty-five percent (25%) of the total habitable floor area of the residence. Note: Use of more than ten percent (10%) of the total habitable floor area may trigger additional building code requirements, including permits; contact the Building Department.

(c)

The Home Occupation shall be conducted entirely within the residence or entirely within an accessory structure unless otherwise authorized by approval of the Special Exception Permit.

(d)

There is no outside appearance of the limited business activity, except that a single "on-site" sign shall be permitted in accordance with [Section 25.5-17](#)

(e)

No advertising will contain the physical address of the location of the Home Occupation, including signs on vehicles.

(f)

The Home Occupation involves the employment of no more than one (1) person who does not reside at the residence.

(g)

Vehicular traffic will be consistent with normal traffic generated within the zoning category. Parking associated with the home occupation shall only be required in accordance with the primary use of the site as a residence.

(h)

Noise will be consistent with that volume of noise normally generated by a residence in the applicable zoning category, and noise shall not be attributed to the limited business activity.

(i)

There will be no visible storage of any business related materials, commercial vehicles, or equipment unless specific authorization is granted by approval of the Special Exception Permit. Commercial vehicles may only be parked or stored as provided for in Article III, Section 3.

(j)

There will be no change in the structural integrity (exterior appearance) of the structure from that permitted by the rules of the district.

(k)

The volume of delivery trucks shall not be in excess of what is normally associated with a residential use in a neighborhood. In no case shall trucks greater than 2 axles make deliveries associated with the limited incidental business use.

(l)

The applicant for a limited business activities "by exception" shall not transfer the permit to another owner or lessee of the property.

(m)

The "by exception" limited business activity shall comply with all of the criteria in this section, and a deviation from the criteria shall not be granted unless specifically authorized by this section.

(n)

Additional performance criteria may be prescribed by the Special Exception Permit to ensure compliance with the criteria of this section and to ensure that the "by exception" limited business does not impact the surrounding neighborhood.