

HOME OCCUPATIONS

Definition: A business, profession or trade which is conducted within a residential building for the economic gain or support of a resident of the dwelling, and which is incidental and secondary to the residential use of the lot, and which does not adversely affect the character of the lot or the surrounding area.

The Town of Knightdale grants Zoning Compliance Permits for Home Occupations based upon the applicant meeting the requirements outlined in Section 5.10.E of the Knightdale Unified Development Ordinance:

A home occupation is permitted as accessory to any dwelling unit in accordance with the following requirements:

1. The home occupation must be clearly incidental to the residential use of the dwelling, may be conducted in a permitted accessory building and must not change the essential residential character of the dwelling and/or lot.
2. The home occupation shall employ no more than one (1) person who is not a resident of the dwelling.
3. Hours of operation shall be permitted only from 7:00 am until 9:00 pm.
4. There shall be no visible outside display of stock in trade which is sold on the premises.
5. There shall be no outdoor storage or visible evidence of equipment or materials used in the home occupation, excepting equipment or materials of a type and quantity that could reasonably be associated with the principal residential use.
6. Operation of the home occupation shall not be visible from any residence on an adjacent lot, nor off-site view from a public street.
7. Only non-commercial vehicles will be permitted in connection with the conduct of the home occupation.
8. The home occupation shall not utilize mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare, or other nuisances outside the dwelling or accessory structure.
9. Permitted home occupations may include, but are not limited to: professional services, workshops, sewing, music instruction or similar uses which do not draw clients to the dwelling on a regular basis.
10. Prohibited home occupations include, but are not limited to: vehicle repair, service or sales, animal services, theaters, massage, storage, manufacturing or fabrication.
11. In addition to meeting the requirements of Chapter 8, signs shall be limited to one (1) wall sign with a maximum sign area of two (2) square feet.

SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINSTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE INCIDENTAL AND SECONDARY USE AS PROPOSED WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL:

- COMPLETED ZONING COMPLIANCE PERMIT APPLICATION FORM (online). Application must be signed by the applicant and the property owner (if different from the applicant).
- PERMIT PROCESSING FEE.
- SUPPLEMENTAL INFORMATION: The Land Use Administrator may require supplemental information in order to determine if the application will comply with the requirements of the Unified Development Ordinance.