

## HOME OCCUPATIONS IN HANOVER COUNTY, VIRGINIA

**What is a “home occupation”?** According to the Hanover County County Zoning Ordinance, a home occupation is any occupation, profession, enterprise or activity conducted by one or more members of a family, which is incidental and secondary to the residential use of the premises by the family, including the following uses and those with similar land use characteristics:

1. Professional offices, including offices for a physician, dentist, lawyer, engineer, architect, accountant, salesman, real estate agent, insurance agent, or other similar occupation.
2. Personal service businesses, including barbers, beauticians, photographers, or other similar occupations.
3. Instructional service business, including music instruction, limited to no more than two (2) pupils at one time.
4. Home craft businesses, including pottery, model making, weaving, dressmaking, furniture making, and artists and sculptors, provided such products are made using machinery or equipment which is customary for purely domestic household purposes.
5. Business offices, including offices for building trades, provided that the conduct of any phase of the trade on the property is prohibited.
6. Retail sales in the A-1, Agricultural District, provided that a Special Exception Permit has been approved by the Board of Supervisors prior to commencement of such a use and that such sales occur in accordance with the standards specified in Article 7, Section 10.

***What are the requirements that govern starting a home occupation?***

Except for contractor’s equipment storage yards in conjunction with a construction or service contractor’s business office, home occupations shall conform to the standards specified below:

1. Not more than the equivalent area of one quarter of one floor of the main building shall be used for such purpose.
2. The home occupation use shall be limited to the hours between 7 a.m. and 9 p.m., Monday through Saturday.
3. There shall be no more than one nonresident employee on the premises at any time.
4. There shall be no outside storage of materials used in the business.
5. There shall be no exterior indication that the building is being utilized for any purpose other than that of a dwelling, except for signage as specified below.
6. There shall be parking provided as follows: One space per nonresident employee and one space per two hundred (200) square feet of floor area devoted to the office, personal service, retail sales businesses, or home craft uses, or one space per student for instructional uses, with a maximum of six (6) spaces for the home occupation. Such business spaces shall be in addition to the required residential parking spaces on site. Spaces provided for the home occupation shall be screened in accordance with the standards of Article 7, Section 2A.
7. All parking provided as part of the home occupation shall be located in the side or rear yard only and shall be no closer than ten (10) feet from any property line.

8. The home occupation shall be conducted only within the residence of the principal practitioner, except for home occupations in accessory buildings approved as special exceptions by the Board of Supervisors.
9. There shall be no more than one commercial vehicle and its capacity shall not exceed one ton.
10. There shall be no more than one nonilluminated sign permitted, limited to no more than two (2) square feet, advertising the home occupation.
11. There shall be no work done on the premises which produces noise in excess of the limits specified in the Noise Ordinance for the zoning district in which the home occupation is located.
12. There shall be no work done on the premises which produces vibration, glare, fumes, odors, dust, or electrical interference with the radios, televisions, or other electronic equipment of surrounding property owners.
13. Home craft businesses shall be permitted for the creation or assembly of such crafts on site only. Sales of such crafts shall occur off site or pursuant to a special exception permit for operation of a Home Craft Shop.
14. Home retail sales businesses shall be permitted as special exceptions. Repair and demonstration of products sold may be approved as part of the exception granted by the Board of Supervisors.

***Are there limits on what kind of business I can operate:*** A home occupation shall not be interpreted to include the conduct of nursing homes, convalescent homes, rest homes, restaurants, tea rooms, tourist homes, massage parlors, or similar establishments offering services to the general public; nor shall such uses as automobile, motorcycle, or truck repair, body work, painting, or other similar uses, be included.