Table 2.2-A: Land Use Matrix

Accessory										
CATEGORY	**SECTION**	**USE**	**GR**	**RMX**	**NMX**	**PGX**	**DMX**	**CMX**	**IC**	**GI**
Residential Accessory	**3.13.1**	All residential accessory uses, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Day Care Home	PS	PS	PS	PS	PS	PS	PS	—
		Dwelling—Accessory Unit (ADU)	PS	PS	PS	PS	PS	PS	PS	—
		No-Impact Home-Based Business (Home Occupation)	PS	PS	PS	PS	PS	PS	PS	PS—
		Keeping Bees	PS	PS	PS	PS	PS	PS	PS	PS
		Keeping Domestic Fowl (Chickens)	PS	PS	PS	PS	PS	PS	PS	PS
		Swimming Pool or Pond	PS	PS	PS	PS	PS	PS	PS	—

Section 3.13.1: Residential accessory uses

A. No-Impact Home-Based Business (Home occupation).
   1. Definition: ~~An occupation or profession conducted within a dwelling unit by a residing family member that is incidental to the primary use of the dwelling as a residence.~~
      A no-impact home-based business for which all of the following apply:
      a. The total number of on-site employees and clients do not exceed the city's occupancy limit for the residential property.
      b. The business activities are characterized by all of the following:
         i. Are limited to the sale of lawful goods and services.
         ii. Do not generate on-street parking or a substantial increase in traffic through the residential area.
         iii. Occur inside or in the yard of the residential dwelling.
         iv. Are not visible from the street.
         ~~i.~~v. Do not store merchandise, equipment, products, supplies, or materials outside of the premises
   2. Additional Standards:
      a. ~~Home occupations~~No-impact home-based businesses are not required to secure a zoning permit but are subject to the following requirements.
      b. The no-impact home-based business~~home occupation~~ shall be clearly ~~incidental~~ secondary to the residential use of the dwelling and shall not change the essential residential character of the dwelling.
      ~~c. The home occupation and all related activities shall be confined to the interior of an approved structure.~~
         ~~i. A home occupation housed within a dwelling shall occupy no more than 25 percent of the total floor area of the dwelling.~~

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~~ii. A home occupation conducted in an accessory structure shall be housed only in a garage or other accessory structure that meets the requirements of this ordinance.~~

~~d.~~c. There shall be ~~no~~ minimal visible evidence that the property is used in any way other than for a dwelling, including but not limited to the following.

i. ~~Signage and d~~Displays: There shall be no ~~business signage or~~ visible display of goods, products, or services from any adjacent rights-of-way.

~~ii. Vehicles: The number of vehicles used by clients or business-related visitors shall be limited to two at any given time.~~

~~iii. Traffic: The home occupation cannot create greater vehicular or pedestrian traffic than is average for a residential area. The home occupation and any related activity shall not create traffic hazards or nuisances in public rights-of-way.~~

ii. Noise and other nuisances: There shall be no perceptible noise, odor, smoke, electrical interference, vibration or other nuisance emanating from the structure where the home occupation is located in excess of that normally associated with residential use.

~~iv.~~iii. No-impact home-based businesses shall not be allowed for the purpose of selling illegal drugs, liquor, operating or maintaining a structured sober living home, pornography, obscenity, or nude or topless dancing or other adult-oriented businesses.

~~e. Only residents of the dwelling may be engaged in work activities at the residence, If the home occupation has other employees, those employees may not come to the residence for work purposes, including pick-up of materials, vehicles, assignments, and/or other similar purposes.~~

~~f.~~d. All no-impact home-based business~~home occupations~~ are subject to all other applicable regulations, including but not limited to the Brevard City Code, North Carolina Building Code, Transylvania County Health Department, and any other federal, state or local regulations governing the use.

Section 12.9.3. Freestanding (ground) signs.

A. Setbacks.
   1. Front. No portion of any freestanding ground sign described in this section may be located closer than ten feet to any street right-of-way, except in the DMX district where signs shall be no closer than five feet to any street right-of-way.
   2. Side and rear. No portion of any freestanding sign described in this section shall be located any closer than ten feet to any side or rear property line.

B. Non-residential uses in General Residential (GR) and Residential Mixed-Use (RMX) districts.
   1. Nonresidential uses permitted in GR and RMX districts shall be allowed one ground or wall sign, subject to the following:
      a. Number. One ground or wall sign may be displayed per business.
      b. Maximum area. Shall be no larger than twenty-four square feet.
      c. Changeable copy. No changeable copy feature, either manual or electronic, is permitted.
      d. Height. Such ground signs shall not exceed five feet in height.
      e. Illumination. Neither such wall or ground signs shall not be illuminated.
      f. Material. Sign faces shall be composed of rigid material. A banner affixed to a rigid surface shall not suffice for this requirement.
   2. Nameplate signs. ~~Home occupations~~No-impact home-based businesses shall be allowed one nameplate sign that shall not exceed four square feet of surface area, shall be attached to the residence, and shall not be illuminated or have any moving parts.

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Section 19.3: Definitions

No-Impact Home-Based Business (Home occupation):

1. A no-impact home-based business for which all of the following apply:
    a. The total number of on-site employees and clients do not exceed the city's occupancy limit for the residential property.
    b. The business activities are characterized by all of the following:
        i. Are limited to the sale of lawful goods and services.
        ii. Do not generate on-street parking or a substantial increase in traffic through the residential area.
        iii. Occur inside or in the yard of the residential dwelling.
        iv. Are not visible from the street.
        v. Do not store merchandise, equipment, products, supplies, or materials outside of the premises

~~An occupation or profession conducted within a dwelling unit by a residing family member that is incidental to the primary use of the dwelling as a residence.~~

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