

Home Occupations

Rowan County classifies home occupations into three categories:

1. **Home Occupation** means a business, profession, occupation, or trade 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 surrounding area. Home occupations are permitted in all residential zoning districts.
2. **Rural Home Occupation** means an accessory use subordinate to the primary residential use of the property operated by persons residing in the principal building on the same parcel of land upon which the home occupation is located. The use would not generate conspicuous traffic or nonresidential levels of odor, glare or dust. The use shall not exceed two thousand (2,000) square feet. Outside storage is sited to the rear of the building and is within the required setbacks. All parking must be provided off-street. Rural home occupations are permitted in the RA and RR zoning districts.
3. **Businesses Permitted with Special Requirements.** Some businesses located on properties in the RA district are permitted if certain special requirements are met include the following:
 - a. The property must be on a lot with thirty-five (35) feet of state road frontage;
 - b. The property must be owned by the business owner (both fee simple); and
 - c. The business must be on or adjacent to the residence of the business owner.

Section 21-113 of the Rowan County Zoning Ordinance provides a list of the uses allowed with special requirements subject to meeting the standards found in Sec. 21-51 through 56. In general, these sections provide limitations on the building size, minimum lot size, setback from property lines, and specific operational standards necessary for compatibility with adjoining properties.

Citizens interested in establishing a new business permitted with special requirements must submit a detailed site plan containing all information referenced in the above sections of the Zoning Ordinance along with a NCDOT commercial driveway permit (704.630.3200) to Planning Staff for review.

Properties that do not meet one of the above three types require rezoning to an appropriate district that permits the requested use.

NOTE: In addition to Zoning, home occupations may also be subject to NCDOT, Rowan County Environmental Health (704.216.8525), and Rowan County Building Inspections (704.216.8619) standards.