

**CHAPTER 10, ARTICLE VII, SECTION 412.2 of the City of Tallahassee Land Development Code**

- (2) **Home occupations.** An accessory use of a dwelling unit involving the manufacture or provision of goods or services for a charge, fee or other compensation meeting the criteria set forth in this subsection. A home occupation is a permissible use in all districts. The restrictions of subsections (2)b. through (2)i. of this section shall not apply where the home occupation consists of sales of fruits and vegetables and such is conducted by the owner and occupant of a residence of an age greater than 70 years and provided that such use has been conducted at least annually since October 1, 1992.
- a. Only persons living on the premises shall be engaged in a home occupation.
  - b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its occupant. The total area used for the home occupation, including storage, whether inside the dwelling or in a separate building on the premises, shall not exceed one-third of the floor area of the enclosed living area of the dwelling unit. Floor area of garages shall not be included in the calculation of the total floor area of the enclosed living area of the dwelling unit.
  - c. The home occupation shall be conducted entirely within the principal building that is used as the residential dwelling, except for related activities conducted off the premises.
  - d. All storage, including equipment, relating to the home occupation, shall be contained entirely within a completely enclosed structure. Storage of materials must comply with the rules and regulations promulgated by the state fire marshal.
  - e. No merchandise or goods of any kind shall be sold or offered for sale upon the premises, nor picked up by customers from the premises, if such activities result in a violation of other provisions of this section, and further provided that no such sale or pickup will be allowed unless such sale or pickup is prearranged.
  - f. No merchandise or articles for sale shall be displayed for advertising purposes and no sign or other evidence of the conduct of a home occupation shall be visible from outside the dwelling unit.
  - g. No home occupation shall be allowed which involves the visitation of clients, customers, salesmen or suppliers or any other person coming for business purposes which would generate vehicular traffic in excess of two vehicle round trips per hour or more than ten vehicle round trips per day. For purposes of this section, a "round trip" is defined as a vehicle arriving at and leaving from the premises. The provisions of this section shall not apply to the teaching of piano, dance, and nonband instrument instruction; however, the following traffic limitations shall apply to such activities:
    1. No more than seven vehicle round trips per hour.
    2. This limitation shall not be construed to prohibit the teaching of occasional group lessons.
  - h. All parking associated with the home occupation shall be off the street on a paved driveway or in officially painted on-street parking spaces.
  - i. No activity shall be conducted nor any equipment or process shall be used which constitutes a health hazard or creates noise, vibration, glare, fumes, odors or electrical interference detectible to the normal senses off the premises, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. No equipment or process shall be used which creates visual or audible interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
  - j. No more than one motor vehicle used in the conduct of the home occupation can be kept on the premises at any one time.
  - k. No home occupation license shall authorize the violation of private deed covenants.