

A Guide for Home Occupations In the Town of Cary

INTENT

The Town of Cary is devoted to protecting the value and unique character of our neighborhoods. For over 30 years, Cary has adopted, amended and implemented standards which help define the character and aesthetics of the Town.

PURPOSE

The purpose of this fact sheet is to educate residents on the proper way to start a home-based business (Home Occupation) in accordance with the Town's Land Development Ordinance.

FREQUENTLY ASKED QUESTIONS:

What is a Home Occupation?

A Home Occupation is defined as an occupation or profession that involves the rendering of a service in exchange for monetary fees or other remuneration; or administrative support for a business where services are rendered off-site, is conducted wholly within a dwelling unit, does not change the character of the dwelling unit, and is limited in extent and clearly incidental and secondary to the use of the dwelling unit for residential purposes. Home occupation businesses do not exchange goods or products on site, though services may be delivered on site.

Where are they permitted?

Home Occupations (or home-based businesses) are permitted in all residential zoning districts with an approved Accessory Use Permit.

How do I get started?

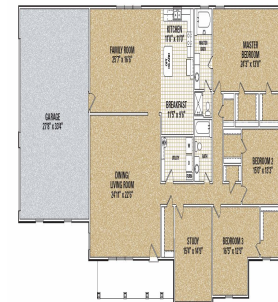
A Home Occupation requires two approvals; an Accessory Use Permit (zoning approval to operate a business from your home) from the Planning Department and a Privilege License (license to do business in Cary) from the Finance Department.

How much of the home can I use?

Home occupations are limited to twenty percent (20%) of the combined floor area of the home or five hundred (500) square feet, whichever is less.

Do I have to own the home where the home occupation occurs?

No. A home occupation can be operated by an owner or renter, however, the principal person or persons providing the business or service must reside in the dwelling where the home occupation occurs.



What type of activity can I not do?

Retail or wholesale sales are strictly prohibited from occurring on the premises; however, goods can be special ordered and shipped from the home or picked up by (or delivered to) the customers. If this is the case, adequate off-street parking in accordance with Cary parking standards must be met in order to approve the Accessory Use Permit. This also means that no retail display of goods is permitted. In addition no outdoor display or storage of goods or services that are associated with the home occupation is permitted. In addition, automotive repair or painting of more than one vehicle at a time as well as repair of any vehicle not owned by a person residing on the premises (regardless whether compensation is paid for service) is strictly prohibited. In addition, parking of a business vehicle is also prohibited in home occupations.



How can I advertise my home business?



Home occupations can advertise in print, media, internet and even using automotive signs, however when parked at the home, any automotive signs need to be removed or parked within an enclosed garage. No advertising devices or other signage is allowed on the property, which is visible from outside the home, unless the home occupation is located in the Town Center area of Cary.

How many people can I employ with my home occupation?

Home occupations are permitted to employ no more than one (1) person who does not reside on the premises; however, there is no limit to the number of people employed who legally reside on the premises.

Can I sell baked goods or cater from my home?

Yes, however, prior to receiving your Accessory Use Permit, proof of compliance with all County environmental and health regulations and NC State Building Code regulations must be met.

Who do I call if I have questions about starting a home occupation?

You may contact the Planning Department at (919) 469-4082 about applying for an Accessory Use Permit. You may also contact the Finance Department at (919) 460-8049 about applying for the Privilege License.

How can I get a copy of the Privilege License and Accessory Use Permit?

You may download both applications by accessing the Town website at www.townofcary.org

Click on "site index"

For the Privilege License, Click on "Privilege License" and download the application.

For the Accessory Use Permit, under the site index, click on "Planning Department" and click on "Maps Forms & Documents". Download the Accessory Use Permit (under the Forms heading)

How do I report a Home Occupation that I believe is in violation?

Call the Zoning Compliance team of the Planning Department at 469-4082