



CITY OF JOHNSON CITY
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OFFICE OF RECORDER/TREASURER

Department of Finance Application for Home Occupation

The Development Services Department will review and consider applications for compliance with the City's Zoning Code, specifically Article IV 4-13 Accessory Structures & Uses

Date: _____ Name of Business: _____
Name: _____ Type of Business: _____
Address: _____ Business Phone: _____
Home Phone: _____

1. How many person(s) will be involved or employed in the conduct of the proposed occupation?
Members of immediate family: _____ Others: _____ Total: _____
2. What type of product will be produced, serviced, or repaired in the conduct of your home occupation? (for example, repair of clocks, watches, making items, etc.) Explain: _____

3. Describe any alterations to the home or premises that might be required to facilitate your home occupation? _____
4. Describe what rooms will be used in the conduct of the home occupation and how these rooms will be used, (for example: garage will be used to store supplies, or den will contain desk and file cabinets, etc.) _____

5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your activity? _____
6. Describe how, where, and in what amount(s) the materials, supplies, and/or equipment related to your proposed occupation will be displayed or stored: _____

7. Will people come to your home to obtain any product or utility any service connected with the proposed home activity? Yes _____ No _____ If yes, please explain in detail: _____

8. Are any signs necessary or proposed relative to the home occupation? Yes _____ No _____
If yes, please describe type, size and location: _____



- [illegible]

Owner's Name (Printed): _____ Phone Number: _____

4.13 - ACCESSORY STRUCTURES AND USES

Accessory structures and uses are permitted subject to the provisions of this section.

4.13.1 Accessory structures, provided:

- A. Private residential garages and carports;
- B. Buildings for storage incidental to a permitted use;
- C. Private swimming pool and tennis courts;
- D. Alternative energy systems; and
- E. Greenhouses.

4.13.2 No accessory structure or use shall be constructed or established on any lot prior to the time of the substantial completion of the construction of the principal dwelling to which it is accessory.

4.13.3 Prohibited accessory structures: Mobile storage units, e.g., semi-trailers, converted vans, or converted buses, shall not be used as accessory structures for storage or human occupancy on any residential lot.

4.13.4 Area regulations:

- A. Structures 850 square feet or less.
 - 1. Maximum height 15 feet;
 - 2. Accessory structures and uses shall be located in the side or rear yard with a minimum of seven and one-half feet from all lot lines; and
 - 3. No accessory structure shall be larger than the size of the principle dwelling.
- B. Structures greater than 850 square feet and/or 15 feet in height, may be approved by special exception provided they meet the following conditions:
 - 1. Maximum size of structures shall not exceed 30 percent of the floor area of the principal dwelling;
 - 2. The accessory structure is constructed of similar materials of the principal dwelling for property less than an acre;
 - 3. Meet the district setbacks for a principle dwelling;
 - 4. Accessory structure shall not be taller than the principle dwelling; and
 - 5. The Board of Zoning Appeals may require additional standards be met in order to assure compatibility of the proposed use with adjoining properties and to maintain the integrity of the single-family zoning district.
- C. No more than two accessory structures shall be permitted on the property. Private swimming pools, tennis courts, alternative energy systems, and greenhouses are exempt from this requirement. The total combined area of those buildings shall not exceed 850 square feet or 30 percent of the floor area of the principal dwelling, whichever is greater.

4.13.5 Accessory uses:

A. Permitted home occupations:

- 1. Offices for such professionals as but not limited to architects, counselors, contractors, clergy, draftspersons and cartographers, engineers, financial planners, insurance agents, lawyers, real estate agents, accountants, psychologists, psychiatrists, surveyors, cleaning services, salespersons and manufacturer's representatives;
- 2. Personal services including barber and beauty shops (limited to one chair), therapeutic massage, pet grooming, catering, tailors and dressmakers, and typing and word processing services;

3. Instructional services including but not limited to dance, music, arts and crafts, and tutoring;
4. Studios for artists, sculptors, musicians, and photographers and similar activities;
5. Repair services for jewelry, watches and clocks, small appliances, computers, electronic devices, guns, lawnmowers, and small engines, and similar activities;
6. It is recognized that this list is not totally inclusive. The Planning Division shall make the determination of whether an unlisted business qualifies as a permitted use. An appeal of the Planning Division's determination may be made to the Board of Zoning Appeals.

B. Prohibited home occupations:

1. Kennels and veterinarian clinics or hospitals;
2. Medical and dentist offices involving patient visitation;
3. Motor vehicle repair;
4. Retail sales of goods on the premises;
5. Barber and beauty shops exceeding one chair; and
6. Substance abuse treatment facility involving client visitation;

C. Operational standards:

1. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character and appearance of the dwelling. No internal or external alterations inconsistent with the residential use shall be permitted.
2. Use of the dwelling for this purpose shall be limited to 25 percent of one floor of the primary residential dwelling and 50 percent of the floor area of one accessory structure. No outside storage shall be used in connection with the home occupation. Refuse generated in the conduct of the home occupation shall be stored and or disposed of in accordance with city policy.
3. The equipment used by the business and the operation of the business shall not create any vibrations, heat, glare, dust, odors, or smoke discernible at the property lines. The business and the operation of the business shall comply with all city noise ordinances and regulations. The business and the operation of the business shall not create any electrical, magnetic or other interference off the premises, consume utility quantities that negatively impact the delivery of those utilities to surrounding properties, or use and/or store hazardous/explosive materials in excess of quantities normally found in residential structures.
4. The home occupation shall have no more than one nonresident employee on the premises at any one time. The number of nonresident employees working at locations other than the home occupation is not limited.
5. Customer or client visits to the home occupation are limited to the hours from 9:00 a.m. to 8:00 p.m., and no more than two customers or clients shall be present at any one time.
6. Delivery vehicles used to deliver goods to the home occupation are limited to passenger vehicles, mail carriers, and express carriers such as UPS. Deliveries shall be permitted between 8:00 a.m. and 6:00 p.m. The home occupation shall be limited to the parking or storage of one commercial vehicle on the premises, not exceeding a one-ton capacity. Off-site employees shall not park vehicles at the location of the home occupation.
7. Signage for home occupations shall be limited to one nameplate attached to the building, not to exceed two square feet in area and may not be internally illuminated. No freestanding signs in the yard used in conjunction with the home occupation shall be permitted.