



HOME OCCUPATION REGISTRATION

The Franklin County Zoning Ordinance allows certain businesses and occupations to be conducted in a dwelling unit or accessory structure provided they comply with certain restrictions. The regulations offer the ability to operate, start up, and establish home businesses from residential properties while still protecting neighbors' investments in homes as well as the neighborhood's residential character. Persons seeking to operate a home occupation should complete this Home Occupation Registration and also check for any homeowner association rules and/or restrictive covenants that may apply to their property.

Franklin County Zoning Ordinance categorizes home occupations into two (2) classes: Class A and Class B; and regulates their use in the zoned portions of the county outside the Town limits of Rocky Mount and Boones Mill. Pursuant to Sec. 25-40 of the Franklin County Zoning Ordinance, a "home occupation" is defined as follows:

Home occupations. An occupation conducted in a dwelling unit or accessory structure for profit. The county uses two (2) categorizations of home occupations: Class A and Class B, with Class B being less restrictive.

The following general regulations apply to both Class A and Class B home occupations:

- a) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by the family.
- b) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding the sign regulations of this chapter.
- c) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in the immediate neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- d) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises. Boarding houses and rooming houses, tourist homes and private educational institutions shall not be deemed home occupations.

Franklin County, VA *Home Occupation Registry*



Home Occupation, Class A	Home Occupation, Class B
<ul style="list-style-type: none"> Conducted in the dwelling unit All employees are members of the family residing on the premises 	<ul style="list-style-type: none"> Conducted in the dwelling unit, with or without the use of one (1) or more accessory structures No more than three (3) persons other than members of the family residing on the premises shall be employed

What's Allowed in my Zoning District?		
Zoning District	Class A	Class B
A-1	✓	✓
RE	✓	With Special Use Permit
R-1	With Special Use Permit	X
R-2	✓	With Special Use Permit
RC-1	✓	✓
RMF	✓	X
RPD	✓	X
B-1	✓	✓

If you have questions regarding these regulations, please contact the Planning & Community Development Department at 540-483-3027.

If you have questions about the zoning of your parcel, you can also go to <https://gis.franklincountyva.gov/compviewer/index.html>

To obtain approval for your home occupation, please complete the attached Home Occupation Registration and return it to:

**Franklin County Planning & Community Development Department
1255 Franklin Street Suite 103, Rocky Mount VA 24151**

~or~

Email: megan.fenner@franklincountyva.gov

1255 Franklin Street, Suite 103, Rocky Mount, VA 24151

Franklin County, VA Home Occupation Registry



Applicant Name: _____
Property Owner's Name (if different): _____
Email Address: _____
Phone Number: (_____) _____ Fax Number: (_____) _____
Cell Phone Number: (_____) _____

Physical Address: _____
City: _____ State: _____ Zip: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Parcel ID #: _____
Zoning District: _____

Class A ☐

Class B ☐

Type/Purpose of Home Occupation (Describe in detail, attach additional page if necessary):

Proposed Business Name: _____

Square Footage of Dwelling Unit: _____

Square Footage of Accessory Structure: _____

Square Footage Used for Home Occupation: _____

Total Number of Employees: _____

Number of Employees Residing Inside the Dwelling (including yourself): _____

I certify that I have read and understand the home occupation regulations, and the proposed use complies with current Franklin County zoning regulations. I understand that violation of any of these conditions could result in revocation of this approval by Franklin County.

Applicant Signature

Date

Approved:

Zoning Administrator

Date