

**RESOLUTION NO. 2018-02**

**A RESOLUTION TO GRANT A CONDITONAL USE PERMIT TO JOHN MURRAY  
FOR A HOME OCCUPATION AT 740 FOREST STREET IN THE CITY OF  
CHARLOTTE -- BAKERY**

WHEREAS, the City of Charlotte Planning Commission has received a request for a Conditional Use Permit for a home-based bakery operation at 740 Forest Street; and

WHEREAS, 740 Forest Street is zoned R-1 Single Family Residential; and

WHEREAS, home occupations in single family zoning districts are authorized by conditional use; and

WHEREAS, home occupations by conditional use are limited to permit durations of two years; and

WHEREAS, the City of Charlotte Planning Commission desires to both facilitate local development and minimize negative off-site impacts.

THEREFORE, BE IT RESOLVED, the City of Charlotte Planning Commission hereby grants a Conditional Use Permit for a home-based bakery business at 740 Forest Street, subject to the following conditions:

- The permitted activities are limited to the applicant who legally resides in the residence.
- The duration of the permitted activities shall not exceed a period of two years, upon which time the resident shall cease operations or re-apply for conditional use authorization.
- No changes shall be made to the outside appearance of the dwelling, or that are visible from the street, in order to accommodate this home occupation.
- The home occupation shall not generate traffic, parking, sewerage or water use in excess of what is normal in a residential neighborhood.
- The home occupation shall not create noise, vibration, glare, fumes, or odors or results in electrical interference or become a public nuisance.
- The home occupation shall not result in outside storage or display of anything.
- The home occupation shall not require the employment of anyone in the home other than the dwelling occupants.
- The home occupation shall not require exterior building alterations.
- The home occupation shall not occupy more than 25% of the ground floor area of the dwelling, or 50% of a detached garage.
- The home occupation shall not require parking for customers that cannot be accommodated on the site or at the curb side on the street.

- The home occupation shall not receive customers or deliveries before 6 a.m. or after 8 p.m.