**A** **BILL**

TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 6‑29‑705 SO AS TO PROVIDE FOR AND ALLOW HOME‑BASED BUSINESSES OR OCCUPATIONS AS AN ACCESSORY USE IN RESIDENTIAL HOMES.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Article 5, Chapter 29, Title 6 of the 1976 Code is amended by adding:

“Section 6‑29‑705. (A) Notwithstanding another provision of law, any ordinance adopted pursuant to this chapter shall provide for and allow the use of a residential home or accessory structure by a resident of the home or accessory structure for a home‑based business or occupation.

(B) Inside the home or accessory structure, a zoning or other ordinance may not:

(1) prohibit a home occupation from serving clients by appointment;

(2) prohibit two or fewer nonresident employees from working at the home occupation;

(3) prohibit or require structural modifications for a home occupation;

(4) restrict the amount of floor space a home-based business or occupation may use; or

(5) restrict storage or the use of equipment that does not produce effects outside the home or accessory structure.

(C) Outside the home or accessory structure, a local planning commission or local governing authority may regulate external effects that may accompany a home‑based business or occupation provided for pursuant to this section.

(D) Any ordinance adopted pursuant to this chapter shall treat all home‑based businesses or occupations equally; however, nothing in this section may be construed as limiting the power of a local planning commission or local governing authority to regulate sexually oriented businesses or adult business establishments.”

SECTION 2. This act takes effect upon approval by the Governor.

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