



Home Occupation Information Sheet--Residential

The purpose of the Home Occupation provisions in the Greene County Zoning Regulations is to allow for home occupations which are compatible with the neighborhoods in which they are located. Review and approval is for home occupation adherence to the current regulations governing the specific zoning district in which the property is located.

PLEASE NOTE: Your application, if approved, may result in a change in permitted land use. All applications will require review for compliance with current Greene County Zoning and Subdivision Regulations. To make the necessary investigations, Greene County staff needs to have access to the property under review to make certain determinations, including but not limited to: storm water run off, slope, site distances, and setbacks. By signing and submitting this application for processing, the owner(s) grant written permission for Greene County employees and their authorized agents to enter the owner(s) premises and conduct all necessary investigations and tests to report the result of the on-site study to the Planning and/or Board of Zoning Adjustment or Commission.

A number of other organizations and agencies may be given notice of your application, for any review comments they may have. These organizations may desire access to the property to conduct any investigations, but the owner(s) signature does NOT grant permission for these organizations to enter the property. Such non-county organizations will be required to make individual arrangements with the owner(s) for access to the property. All owner(s) should be aware that a delay in the review by a non-county organization or agency may result in a delay in the process.

Home occupations in **residentially** zoned districts are limited to those uses which may be conducted within a residential dwelling, being clearly secondary to the residential use of the dwelling and without changing the appearance or conditions of the residence. The following is an outline of the conditions in the Greene County Zoning Regulations:

1. No more than one (1) person other than a member of the immediate family occupying the dwelling shall be employed.
2. Not more than fifty percent (50%) of the floor area of one (1) story of the dwelling is devoted to the home occupation.
3. In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds, noises, or vibrations.
4. The home occupation must be conducted within the principal dwelling, the garage or accessory building. The detached garage or accessory building must be located on the same lot as the dwelling, must not be larger than thirty-five percent (35%) of the required yard, and must not be located farther than fifteen (15) feet from the dwelling unless located in the rear yard.
5. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential 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.
6. No commercial vehicle shall be used in connection with the home occupation, or parked on the property.
7. No outdoor display of goods or outside storage of materials used in the home occupation shall be permitted.
8. Only one (1) nameplate will be allowed. It may display the name of the occupant and/or the name of the occupation. It shall not exceed one (1) square foot in area, shall be non-illuminated, and must be displayed on the same tract of land as the dwelling.
9. The use shall not generate traffic, parking, noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.
10. The Planning & Zoning Office will need a copy of any business license associated with the home occupation.

Instructions to Applicant:

- 1. Fill out application completely with signature notarized**
- 2. Submit application fee of \$100.00 to the Planning & Zoning Office**
- 3. Planning & Zoning Office will review application and notify owner(s) of approval or denial.**

In the event that an application for home occupation exceeds the permissible guidelines and does not qualify for approval by the Planning & Zoning Office staff, **residentially** zoned property owner(s) can submit an application to the Greene County Board of Zoning Adjustment for a Variance. For the same situation in **agriculturally** zoned property, owners can apply to the Greene County Planning Board and the Greene County Board of Zoning Adjustment for a Conditional Use Permit. These public hearings are held to review each case on its merits and decide whether or not to grant the home occupation. (If the applicant does choose to apply for either the Variance or the Conditional Use Permit within thirty (30) days of denial by the Planning & Zoning Office, the home occupation fee would apply to application fees for the above mentioned application).