



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 adherence to the current regulations governing the specific zoning district in which the property is located.

PLEASE NOTE: 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: stormwater runoff, slope, site distances, and setbacks. By signing and submitting an 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 in an on-site study to the Planning Board, ~~and/or~~ Board of Zoning Adjustment, and/or County Commission.

A number of non-County organizations and agencies may be given notice of your application. These organizations may desire access to the property to conduct any investigations, but the owner(s) signature on an application 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 application 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, 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 require a copy of any business license associated with the home occupation.

Instructions to Applicant:

- 1. Fill out application completely, with signatures notarized**
- 2. Submit application fee of \$300.00 to the Planning & Zoning Office**
- 3. The Planning & Zoning Office will review application and notify owner(s) of approval or denial**