



Home Occupation Information Sheet--Agricultural

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, 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 **agriculturally** zoned districts are considered accessory uses as outlined in Article V of the Greene County Zoning Regulations. Uses prohibited as home occupations in residential districts, as well as any other use deemed appropriate for a home occupation by Greene County Resource Management Department staff, may be permitted in Agricultural Districts if the following criteria is observed:

1. No more than one (1) person other than a member of the immediate family occupying the dwelling shall be employed.
2. The home occupation must be conducted within the dwelling unit, 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 fifty percent (50%) of the total floor area of the dwelling, and must be located farther than fifty (50) feet from the dwelling.
3. Not more than fifty percent (50%) of the floor area of one (1) story of the dwelling shall be devoted to the home occupation, if located inside the primary dwelling.
4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a rural area, and any need for parking generated by the conduct of such home occupation shall be met off the street.
5. Two (2) commercial vehicles shall be allowed to be parked on the property, if properly screened.
6. No outdoor display of goods or outside storage of materials used in the home occupation shall be permitted.
7. 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 four (4) square foot in area, shall be non-illuminated, and must be displayed on the same tract of land as the dwelling.
8. The use shall not generate traffic, parking, noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.
9. The property must conform to all other Agricultural District requirements, or if surveyed or platted prior to the adoption of these Regulations, the dwelling or accessory building must be at least one hundred (100) feet from the nearest neighboring residence.
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 the 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, **agriculturally** zoned property owners may for an Enhanced Home Occupation. This is a Conditional Use Permit whose limits are proposed by the Greene County Planning Board and set by the Greene County Board of Zoning Adjustment at public hearing. Enhanced Home Occupations may be granted temporary approval with the expectation that the business be moved to a more appropriately zoned property in a timely manner.