

**CITY OF
GREENSBORO**

HOME OCCUPATIONS

DEFINITION OF HOME OCCUPATION: Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof.

To qualify for the classification of **HOME OCCUPATION** (including renting of rooms) as defined in Section 30-5-2.47 of the Greensboro Development Ordinance one must comply with all of the following requirements, as applicable:

- (A) Where Allowed: AG, all residential, GO-M, GO-H, NB, and CB Districts.
- (B) Maximum Area: Area set aside for the home occupation shall occupy no more than twenty-five percent (25 %) of the gross floor area of the dwelling unit.
- (C) Outside Storage: No outside storage or display of items associated with the home occupation is permitted.
- (D) Operation:
 - 1) The home occupation shall be conducted entirely within a dwelling unit exclusive of a garage or carport. It shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes and shall not change the outward appearance of the residence. Home occupations are not permitted in a detached garage or in any other accessory structure.
 - 2) Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist offices, architects, accountants, family day care (5 or less persons), food catering, and handicrafting.
 - 3) Only handmade items, foodstuffs, and crafts made in the dwelling unit may be offered for sale on the premises. No goods, products, or commodities brought into the dwelling unit for purposes of resale shall be sold on the premises.
 - 4) No person may be employed who is not an occupant of the dwelling. Persons who are not occupants of the dwelling may be employed in connection with the home occupation provided they:
 - a) do not work at or on the site of the dwelling;
 - b) do not report to work at or near the dwelling;
 - c) do not go by the dwelling to pick up orders, supplies, or other items related to the home occupation;
 - d) do not report to the dwelling for pay;
 - e) do not associate with the dwelling in any manner which could be interpreted as part of a normal employer/employee relationship.
 - 5) Instructions in music, dancing, art, or similar subjects shall be limited to no more than five (5) students at one time.
 - 6) Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district in which it is located.

- 7) One (1) commercial vehicle, which shall not exceed thirty (30) feet in length, may be allowed in conjunction with the home occupation.
 - 8) No delivery of supplies and/or materials used in connection with the home occupation may be made to the dwelling by any commercial vehicle to the dwelling, provided however, that the provisions herein shall not preclude the receipt of supplies or materials not used in connection with the home occupation.
- (E) Compliance with Other Regulations: All home occupations shall comply with all applicable Federal, State, and local regulations.
- (F) Signage Allowed: One identification sign is allowed per building not larger than four (4) square feet in area and must be mounted flat to the front wall of the building.
- (G) Parking Requirements: Minimum one (1) off street parking space, maximum three (3) spaces in addition to required residential spaces.