

## Home Occupations



Many Greensboro residents operate a full-time or part-time business from their residence. These businesses are called Home Occupations.

Home occupations must comply with *all* development regulations; this guide is intended to explain how *zoning* regulations affect home occupations.

According to the City of Greensboro Development Ordinance, the Definition of a Home Occupation is:

*"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."*



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## Planning Department's

### *Guide to Zoning Regulations for Home Occupations*



**Greensboro,  
North Carolina**

## WORKING WITH THE PLANNING DEPARTMENT'S ZONING REGULATIONS FOR HOME OCCUPATIONS (INCLUDING RENTING OF ROOMS)

### WHERE ALLOWED

In the City of Greensboro, home occupations are allowed in the following zoning districts: AG, all residential, TN1, GO-M, GO-H, NB, and CB Districts.

### 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.

### OUTSIDE STORAGE

No outside storage or display of items associated with the home occupation is permitted.

### OPERATION

1. The home occupation shall be conducted entirely within a dwelling unit exclusive of a garage or carport, with the exception of home occupations consisting of artisans and crafts in the TN1 District, which may occur within a garage or other enclosed accessory building. The home occupation 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, except as noted above.
2. Permitted home occupations include, but are not limited to: typing services, telephone sales, barber or beauty services, doctor/dentist offices, architects, accountants, child day care homes, food catering, and handcrafting.
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. Except in connection with child day care homes, no person may be employed who is not an occupant of the dwelling, except in the TN1 District where the home occupation falls into the category of Artisans and Crafts, in which case one apprentice who is not an occupant of the dwelling unit may be employed and work on-site. In all other zoning districts where home occupations are permitted and except for child day care homes, 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; and,
  - e) do not associate with the dwelling in any manner which could be interpreted as part of a normal employer or 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, etc., beyond what normally occurs in the district in which it is located.
7. One (1) commercial vehicle, not longer than 30 feet in length, is 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 by any commercial vehicle to the dwelling, however, the receipt of supplies or materials is permitted if such items are not used in connection with the home occupation.

9. Use or storage of any explosive material in conjunction with the home occupation is prohibited.

### COMPLIANCE WITH OTHER REGULATIONS

All home occupations shall comply with all applicable Federal, State, and local regulations.

### SIGNAGE ALLOWED

One identification sign is allowed per building not larger than four (4) square feet in area and it must be mounted flat to the front wall of the building.

### PARKING REQUIREMENTS

Minimum one (1) off-street parking space, maximum three (3) spaces in addition to required residential spaces.



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