



Committee on Planning & Development

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COMMITTEE ON PLANNING & DEVELOPMENT

Agenda Item No. 6 PD6 Meeting Date: November 3, 2014

REQUEST FOR COMMITTEE ACTION

To: Joe Dill, Chairman, Committee on Planning & Development
From: Paula Gucker, Assistant County Administrator, Department of Community Planning and Development
Department: Planning Department

Item Title: Zoning Ordinance Text Amendment Request

Action Taken by Committee previously (include dates when Item was discussed):

Motion Requested Today: Approval to proceed with initiating a public hearing

Impact of Action:

Funding Amount/Source:

Requested by: Wayne Moore, Chairman BZA and Joe Dill

Staff Representative: Eric Vinson, Director, Planning and Code Compliance

List of Attachments: Memo and draft text amendment

10-30-2014
Date Submitted

Approved by the County Administrator

various
Council District



Board of Zoning Appeals

(864) 467-7425
www.greenvillecounty.org

DATE: OCTOBER 15, 2014

TO: CHAIRMAN JOE DILL, PLANNING & DEVELOPMENT COMMITTEE

RE: GC ZONING ORDINANCE TEXT AMENDMENT REQUEST

The Greenville County Board of Zoning Appeals presents this Text Amendment for formal adoption into the Greenville County Zoning Ordinance. The Board would like to place this item on the next available Planning and Development Committee agenda for discussion.

The Board has worked with staff over the course of the last few months to refine the current Home Occupation regulations found in Article 6, Use Regulations, Section 6:2.13, to provide a more comprehensive list of allowable home occupations which accurately reflects current conditions.

Thank you.

Sincerely,

Wayne H. Moore, Chairman

Attachment: Section 6:2.13

Proposed Zoning Ordinance Text Amendment for Home Occupations

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

A. Not more than 1 person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.

B. Home occupations shall be conducted only within principal structures.

C. An area equal to not more than 25% of the floor area of the principal structure may be utilized for home occupational purposes.

D. The occupation shall not involve the on-site retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.

E. No display of merchandise shall be visible from the street.

F. No outdoor storage shall be allowed in connection with any home occupation.

G. No alteration of the residential character of the premises may be made.

H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

I. No sign shall be permitted except 1 non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

DRAFT