

ORDINANCE

**AN ORDINANCE TO AMEND ARTICLE 4, DEFINITIONS AND ARTICLE 6, SECTION 6:2
(13) HOME OCCUPATION OF THE GREENVILLE COUNTY ZONING ORDINANCE**

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Amendment to Article 4, Definitions to add the following land use definition:

Small-scale Urban Farming – Small scale production of agricultural products such as produce and flowers grown to sell through a marketing channel such as Farmers’ Markets, CSAs, or other means. This does not include the production of animals or their products.

Section 2. Amendment to Article 6, Section 6:2 (13) Home Occupation as follows:

(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 one non-resident may be employed on site.
- ~~A. Not more than one 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 the principal structures unless otherwise specified.
- C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes (see exceptions below).
- 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 one 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.
- J. No more than three clients, patients, or pupils, excluding day care clients, may be present on the property at one time.

~~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.

Artist*
Barber / Beautician Hairdresser
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
Massage Therapy
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and Bookkeeper
Attorney
Insurance Agent
Information Technology Professional
Real Estate Professional
Residence as business mailing address (Home Office)
Secretarial Service
Small-scale Urban Farming*
Tailoring

*Specified uses are not limited to the confines of the principle structure and may utilize up to 25% of the parcel area.

Section 3. Severability. Should any section or provision of this Ordinance be temporarily or permanently enjoined or held to be invalid by a court of competent jurisdiction that section or provision shall be severable from the remaining sections or provisions.

Section 4. Effective Date. This Ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2026

ATTEST:

Regina McCaskill
Clerk to Council

Benton Blount, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator