

Zoning Docket from January 28, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-53	Greenville County Council	n/a	n/a	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u> 1) None</p> <p><u>Speakers Against</u> 1) None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The proposed amendment to the Greenville County Zoning Ordinance to amend Article 6, Use Regulations, Section 6:2.13 Home Occupation to provide a more comprehensive list of allowable home occupations which accurately reflects current conditions.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-53

APPLICANT: Greenville County Council

STAFF REPORT: The Greenville County Board of Zoning Appeals has noticed over the past couple years many similar applications for Use by Special Exception for home occupations. The Board reviewed Section 6:2(13) Home Occupation to ensure that such applications were not unnecessarily burdened by a Board review if applications might be more effectively processed at the staff level. Upon review, the Board had recommended amendments to Section 6:2(13) that more accurately reflects current conditions and would provide a more comprehensive list of home occupations that would not be subject to review by the Board of Zoning Appeals. Staff has been involved in this process and is fully supportive of the proposed amendments.

(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

AN ORDINANCE

AN ORDINANCE TO AMEND SECTION 6:2 USE CONDITIONS OF THE GREENVILLE COUNTY ZONING ORDINANCE, RELATING TO USE CONDITION (13) HOME OCCUPATION.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Adoption of Text Amendment to the Greenville County Zoning Ordinance, as amended, (“GCZO”) to update Use Conditions for Home Occupation.

The amendment to Article 6, Use Regulations 6:2(13) Home Occupation of the Greenville County Zoning Ordinance is intended to provide a more comprehensive list of allowable home occupations that do not require additional review by the Board of Zoning Appeals and to accurately reflect current conditions.

Amendment to 6:2(13)D: to specify permissions of sales “on-site” of merchandise manufactured off the premises of the home occupation and shall read as follows:

“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.”

Amendment to 6:2(13) use table: to replace the table of allowable home occupations and shall appear as follows:

Barber / Beautician
Child day care home
<u>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)</u>
<u>Instruction and Tutoring, such as</u>
Academic Tutor
Music Teacher
Dance Instructor
<u>Internet retail sales</u>
<u>Locksmith</u>
Manufacturer’s representative
Notary (Public)
Photographer

<u>Professional Consultant, such as</u>
Accountant and bookkeeper
Attorney
Insurance agent
<u>Information technology professional</u>
<u>Residence as business mailing address</u>
Secretarial Service
Tailoring

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 3. Effective Date. This Ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2015.

 Bob Taylor, Chairman
 Greenville County Council

 Joseph M. Kernell
 County Administrator

Attest:

 Theresa B. Kizer
 Clerk to Council