

## 415.02 Home Occupations

The Greenfield Township Trustees recognize that home occupations are essential to creating a diverse economy, reducing long commuting times and supporting a sense of community. All permitted home occupations shall conform to the requirements of the individual Zoning District and the following requirements. Nothing in this section or Zoning Code shall prevent or restrict a resident from having a home office or working from home as a “satellite” employee when such home office has no additional employees, has no regular in-home meetings or appointments, requires no signage or identification and all of the work functions are contained entirely within the primary residence.

### A. Limited Home Occupation

A Limited Home Occupation shall be defined as a home occupation carried on entirely within the principle residence in accordance with the following standards:

1. The Limited Home Occupation shall be clearly incidental and secondary to the use of the dwelling for residential occupancy and there shall be no substantial indication of the non-residential use of the premises which is visible or apparent as viewed from off the premises.
2. No person, other than those residing on the premises, shall own or operate such occupation. Not more than one (1) non-resident employee shall be employed at any one time in a Limited Home Occupation.
3. There shall be no change in the outside appearance of the building or premises and no signage shall be approved for the Limited Home Occupation.
4. No Limited Home Occupation shall be conducted in any accessory building or structure.
5. The exterior access to the space devoted to the Limited Home Occupation shall not be used exclusively for such use.
6. No equipment or process shall be used in such Limited Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment and/or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
7. No noise associated with a Limited Home Occupation, including musical instruction, shall be detectable off of the lot or premises or shall cause a nuisance to adjacent property owners.

8. No "commercial vehicles" having dual axles, designed for the transportation of cargo including tractor-trailers shall be used for the delivery of materials to or from the premises in conjunction with the conduct of a Limited Home Occupation.
9. No traffic shall be generated by such Limited Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
10. There shall be no storage of equipment used in the Limited Home Occupation.

B. Expanded Home Occupation

If approved by the Greenfield Township Board of Zoning Appeals an Expanded Home Occupation may be allowed as a conditional use of a residential dwelling unit or approved accessory structure for a legitimate business, profession, trade, service or vocation, whether or not for profit, carried on within an enclosed dwelling or approved accessory structure by the occupants residing therein in accordance with the following standards:

1. The Expanded Home Occupation shall be clearly incidental and secondary to the use of the dwelling for residential occupancy and the Expanded Home Occupation shall occupy no more than twenty-five percent (25%) of the residential floor area.
2. No person, other than those residing on the premises, shall own or operate such occupation. Not more than two (2) non-resident employees shall be employed on premises at any one time in an Expanded Home Occupation.
3. The exterior access to the space devoted to the Expanded Home Occupation shall not be used exclusively for such use.
4. No equipment or process shall be used on premises in such Expanded Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference that shall create a nuisance to adjacent properties. In the case of electrical interference, no equipment and/or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
5. Delivery of materials, equipment or supplies to an Expanded Home Occupation shall be limited to commercial vehicles or light trucks falling under the Federal Highway Administration Vehicle Inventory and Use Survey Class 1, 2, 3, 4, 5 or 6. In no case shall a heavy-duty vehicle of Class 7 or 8 requiring a Class B license to operate be used in a delivery to or from an Expanded Home Occupation. Not more than two (2) deliveries of materials, equipment or supplies shall be received per day in conjunction with an Expanded Home Occupation, and such deliveries shall be limited to normal business hours.
6. If permitted an Expanded Home Occupation engaged in the repair or refurbishment of motor vehicles may operate in an approved accessory structure with the following requirements:
  - a. The approved accessory structure shall not be constructed on the lot in front of the principle residential structure.
  - b. In no case shall "junk" or "parts" vehicles or vehicles without a current vehicle registration, be stored outdoors anywhere on the lot or premises.

- c. The storing or stacking of customer vehicles outside of the approved accessory structure shall be entirely screened from view from neighboring residential properties.
- 7. No traffic shall be generated by such Limited Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
- 8. Storage of materials and equipment in an Expanded Home Occupation shall be completely enclosed in a permitted accessory structure to the primary residence.