



City of Greenwood, Arkansas Application for Accessory Building

Permitting Considerations

Section 1.01 Home Occupation in Residential Districts.

(a) Residents of residential zones may, as a conditional usage, engage in occupations, operate businesses and offer professional services in their homes provided that those activities do not conflict with the purposes and objectives of the Zoning Ordinance as stated in Article 1 of this ordinance and provided such activities comply with the conditions and limitations set forth in this section. Home occupations are intended to be activities that are incidental to the residential nature of the areas in which they are allowed and are not intended in any way to detract from or infringe upon the residential character of these areas.

(b) The following and all essentially similar usages are allowed as a Home Occupation:

Art and Music Lessons	Interior Decorators
Baking	Mail Order Business
Catering	Photography Shop
Clock Repair	Portrait Painting
Craft Shop	Professional Consultant
Flower Arranging	Sewing, Draperies
Furniture Re-upholstery	Telephone Order Business
Gift Shop	Typing, Mailing
Hair Styling	Sales Representative

(c) Any of the above listed activities or essential similar activities allowed as home occupations are permitted only if these activities are conducted in such a manner so that the proprietor has control of the number of patrons that will be present on the premises at any one time under normal circumstances.

Generally, only such activities as those conducted by appointment are considered to meet the requirements of this Section. The number of patrons will be limited to two at any given time on the premises under normal circumstances.

(d) A business, occupation, or profession may be established in approved zones only if it complies with the following:

- (1) Requires the use of no more than two (2) rooms otherwise normally considered as living space, but in any case no more than twenty (20) percent of the total floor space of the living quarters.
- (2) Requires the use of no accessory building or yard space, provided however, that detached garage building may be used if the garage building does not exceed four hundred fifty (450) square feet of floor space.
- (3) Requires no activity outside the main structure not normally associated with residential use.
- (4) Has no sign in excess of four (4) square feet to denote the business occupation, or profession. Lighted or animated signs are not permitted.
- (5) Involves no outdoor display of goods and services.
- (6) Requires approval of parking by the Planning commission according to the following guidelines:
 - i. On-street parking is not permitted;
 - ii. A maximum of two (2) parking spaces, in addition to those currently in use for residential purposes;
 - iii. Backing vehicles onto streets may be permitted as an exception in cases when safety is not affected, such as near the end of a dead-end street;
 - iv. All parking spaces must be completely contained on private property;
 - v. A parking site plan must be approved by the Planning Commission.
- (e) Businesses, occupations, or professions conducted at the time of the effective date of these regulations in a residential structure, or accessory building in a residential use area may be continued until such use of the structure is abandoned provided that this shall not be construed to approve continuation of any activity constituting a common law nuisance, or any activity prohibited by statutes, ordinance, or restrictive covenants applicable to the area.
- (f) Home occupations must be operated by the residents of the structure in which the home occupation is contained.
- (g) It shall be unlawful for residents of residential zones to commence or engage in occupations, operate businesses and offer professional services in their homes, until the Building Inspector has issued a "Home Occupations Permit". The applicant for a home occupation permit shall obtain an application from the City Clerk. Upon return of the completed application, the filing of a parking site plan, and payment of a fee of \$100.00, to the City Treasurer, plus cost of publications of required notices. The applicant will be instructed to present the parking site plan to the Planning Commission for approval at the next regularly scheduled meeting.

- (h) Upon approval of the parking site plan by the Planning Commission, the Building Inspector will inspect the residence for compliance with other requirements of this Section within five (5) days of the approval of the parking site plan. If the applicant conforms with all provisions, the Building Inspector will issue a home occupation permit. If a home occupation permit is refused, the Building Inspector will state such refusal in writing with cause.
- (i) A parking site plan must indicate the location and names of nearby alleys and streets, the size of the lot on which the applicant proposes to engage in home occupation, the size and location of existing parking spaces. The plan must also include the size of lots, and building, and the proposed parking spaces. The parking site plan must be prepared in a legible manner on a sheet 8 1/2 inches by 13 inches.

This is a copy of Greenwood Ordinance No. 1.01. Please contact our office if you have any questions or to request a variance.