



Home Based Businesses in Glenmoor

As a residential neighborhood, the Glenmoor Covenants do not permit a business to be run from home. Please be aware that if you have a home office for the purpose of telecommuting, this does not apply to you. If there is a homeowner who would like to run a small business out of their home, please contact the Board prior to 'opening shop'. The Board will need a description of the business along with how the business will be run. Each request will be evaluated on an individual basis and if approved, the Board will also need a copy of a current business license along with any zoning approvals that may have been needed due to the type of business. If the Board grants approval for a home based business, the use of exterior signage is strictly prohibited.

FORSYTH COUNTY RULES

The county does provide a means for citizens to work from their residences by either obtaining a home business (a.k.a. professional home office) permit or a home occupation permit. Home businesses are those types of businesses that, by their nature, appearance and inherent operational activities and characteristics, are potentially less intensive in character and activity and, therefore, less likely to have noticeable and negative impact on the surrounding residential areas. Home occupations, however, are potentially more intensive in character and in activity, and therefore, more likely to have noticeable and negative effects on the surrounding residential areas. Consequently, home occupation permits (HOPs) require a public hearing in front of the Planning Commission and a final decision by the Board of Commissioners.

Below is some basic information from the Unified Development Code for Forsyth County, Article III, Home Businesses for running a business from your residence, but if you have any questions or concerns please do not hesitate to email the Board (glenmoorhoa@yahoo.com).

Classification of Home Businesses. A home business may be classified as "professional home office" or "home occupation" based on the specific characteristics of and activities associated with said home business. The determination as to whether a home business is classified as a "professional home office" or "home occupation" shall be made by the planning director as set forth herein.

- (A) **Professional home offices.** Professional home offices are businesses that, by their nature, appearance and inherent operational activities and characteristics, are potentially less intensive in character and activity and are, therefore, less likely to have a noticeable and negative impact on the residential or agricultural character of the subject property and surrounding neighborhood. A professional home office shall comply with all of the following performance criteria and general requirements set forth in this article:

- (1) Activities associated with a professional home office shall be conducted entirely within residential dwelling (including an attached garage, or, one detached garage when no attached garage exists; and
- (2) The display, storage or parking of materials, goods, supplies, or equipment outside of the dwelling or within an accessory building (excluding an attached garage) is prohibited; except as may be permitted in the agricultural zoning districts as provided for in chapter 17, section 6.4; and
- (3) There shall be no non-resident employees working upon the residential property for which a professional home office permit has been granted; and
- (4) No more than one vehicle, used primarily as a passenger vehicle, shall be permitted in connection with the professional home office. Trucks with three or more axles, including those with one axle in the front and two in the rear, tractor trailers, heavy equipment, etc. are not allowed except as may be permitted in the agricultural zoning districts as enclosed accessory building except as may be permitted in the agricultural zoning districts as provided for in chapter 17 section 6.4

(B) **Home occupations.** Home occupations are businesses that, by their nature, appearance and inherent operational activities and characteristics, are potentially more intensive in character and activity and are, therefore, more likely to have a noticeable and negative impact on the residential or agricultural character of the subject and surrounding properties. Home occupations shall comply with all of the following performance criteria and general requirements set forth in this article:

- (1) Activities associated with a home occupation shall be conducted entirely within the residential dwelling and/or in an enclosed accessory building or structure, provided said building meets all the requirements of this Code; and
- (2) The display, storage or parking of materials, goods, supplies, or equipment outside of the dwelling is permitted in an enclosed accessory building except as may be permitted in the agricultural zoning districts as provided for in chapter 17 section 6.4; and
- (3) The number of part or full-time non-resident employees working upon the premises for which a home occupation permit has been granted shall not exceed three employees; and
- (4) No more than two vehicles, used primarily as passenger vehicles, shall be permitted in connection with the home occupation. Trucks with three or more axles, including those with one axle in front and two in rear, tractor trailers, heavy equipment, etc. are not allowed except as may be permitted in the agricultural zoning districts as provided for in chapter 17, section 6.4.