

Administration
(513) 722-3400

Planning and Zoning
(513) 722-3400

Service
(513) 722-3400



Police
(513) 722-3200

Fire & E.M.S.
(513) 722-3500

www.goshen-oh.gov

Name of Property Owner _____

Name of Business Owner _____

Property Address _____

Auditor's Parcel ID _____ Zone District _____

Type of Business Operation _____

General Standards.

Home occupations may be permitted with standards when compliant with the following regulations and any other applicable sections of this resolution:

- (a) Such use shall be conducted entirely within the dwelling unit or an accessory building. In all cases, all activities related to the home occupation must take place with the enclosed building.
- (b) Home occupations shall not change the character of the residential use and shall not adversely affect the uses permitted in the residential district of which they are a part.
- (c) The nature of home occupation as an accessory use relative to its location and conduct of activity is such that the average neighbor, under normal circumstances, would not be aware of its existence.
- (d) Any home occupation activities on the property shall be conducted only by persons residing in the dwelling unit and one additional person who does not reside at the home where the occupation takes place. No building or structure shall be used to operate a business, store equipment, or supplies used for a business, or serve as a location where more than four employees meet or park prior to going to work off-site but where such employees do not work anywhere on the property.
- (e) The maximum floor area the use may cover shall not exceed 15 percent of the total floor area of the dwelling unit.
- (f) One, non-illuminated sign with a maximum square footage of four-square feet may be permitted, without a permit, if it is mounted flat against the wall of the principal building.
- (g) Home occupations which provide a service shall not have more than two customers (including those arriving and waiting for service) at any one time.
- (h) The storage of all equipment, machinery, supplies, materials, files, and the like, shall be stored completely within the residence or accessory buildings.
- (i) Any need for parking generated by the conduct of such home occupation shall be accommodated on off-street parking spaces or areas that are paved for the purpose of parking.
- (j) No traffic shall be generated by such home occupation in greater volume than is normally expected for the residential neighborhood.
- (k) An auto repair business, shop, or use shall only be allowed when all work is completed within an enclosed garage and where there is no storage of vehicles being serviced outside of such garage.



- (I)** The following are examples of permitted types of home occupations:
- (i)** Clerical and other similar business services;
 - (ii)** Instruction in music, dance or other type of teaching with a maximum number of two students at a time;
 - (iii)** The office of a professional accountant, attorney, broker, consultant, insurance agent, realtor, architect, engineer, sales representative, and similar office-oriented occupations;
 - (iv)** Artists, sculptors, photographers, and other providers of home crafts;
 - (v)** Barber shop/beauty salon with a maximum of one chair;
 - (vi)** A licensed massage therapist who provides massage therapy for a maximum of one client at any given time; or
 - (vii)** Any similar use as determined by the Zoning Inspector.

Signature of Property Owner _____ Date _____

