

ORDINANCE #2026-09

AMENDING THE FOXFIRE VILLAGE GENERAL CODE *CHAPTER 4- BUSINESSES, Article I- Sec. 4-1 Restrictions in residential areas*

THE FOXFIRE VILLAGE COUNCIL ORDAINS:

SECTION 1.

Chapter 4- Businesses, Article I, Sec. 4-1 Restrictions in residential areas is

Amended to read as follows:

Chapter 4, Article I, Sec. 4-1 No-Impact Home-Based Businesses.

Certain no-impact home-based businesses that do not endanger health or safety; that are compatible with the residential use of the property and surrounding residential use; are secondary to the use of the property as a residential dwelling; comply with state and federal law; and meet the following criteria are permitted within the village.

- a. Total number of on-site employees and clients/customers does not exceed the occupancy limit for the residential property;
- b. Does not use more than 30% of the first floor area of the residential dwelling, but may occupy the entirety of a permitted accessory building;
- c. Limited to the sale of lawful goods and services;
- d. Does not generate on-street parking or a substantial increase in traffic in the residential area;
- e. Does not use large noise generating equipment or produce noise levels that exceed those generally accepted in residential areas;
- f. Does not have walk-in trade;
- g. Occurs inside or in the yard of the residential dwelling or permitted accessory building, and is not visible from the street;
- h. Does not store merchandise, equipment, products, supplies, or materials outside of the dwelling or permitted accessory building; and
- i. Signs are regulated by Sec. 21-8-5.

SECTION 2. All provisions of any Village ordinance in conflict with this ordinance are hereby repealed. In the event any provisions of this ordinance are found unlawful or unenforceable the remaining provisions remain in effect.

SECTION 3. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026

Janice Gregorich
Mayor

ATTEST:

Lisa Kivett, Village Clerk, MMC, NCCMC, CZO