

A) REPLACE BYLAW SECTION 2.17 WITH AMENDED DEFINITION:

2.17 Home Based Business: The use of a room or rooms in a dwelling for customary home occupations by resident occupants of the household.

B) AMEND HOME BASED BUSINESS LINES IN SECTION 4.3: TABLE OF USE REGULATIONS WITH AMENDED LINE:

Home-Based Business as permitted by Section 7.0 Y Y Y Y Y Sect 7

C) ADD SECTION 7.0 AS FOLLOWS:

7.0 HOME-BASED BUSINESS

7.1 A business or profession ("home-based business") may be allowed as an accessory use of a dwelling and may be permitted as described in this section. Examples of home-based businesses include, but are not necessarily limited to: artist studio such as a craftsperson, potter, photographer, sculptor, painter or musician; computer programmer or technician; cake decorator or caterer; licensed real estate, insurance or financial broker or agent; dressmaker, tailor, or seamstress; professional office of a doctor, dentist, lawyer, architect, engineer, cleric, or accountant; office and incidental storage for the off premises operations of an artisan electrical, plumbing, heating, painting, landscaping, or carpentry contractor.

7.2 Uses explicitly prohibited by Section 4 of this Bylaw are not eligible home-based businesses in the District(s) where prohibited.

7.3 The Building Inspector may permit home-based businesses in Village Commercial (VC), Commercial (C), and Industrial (I) Districts.

7.3.1 *Exception:* If Section 4 of this Bylaw requires that a Special Permit be granted by the SPGA for the proposed type of use the applicant must apply for a Special Permit.

7.4 A home-based business to be operated within the Rural Residential/ Agricultural (RA) or Village Residential (VR) Districts shall require a Special Permit from the Zoning Board of Appeals.

7.4.1 *Exception:* Where a home-based business complies with all criteria of Section 7.5, the Building Inspector may permit such use without requiring a Special Permit.

7.4.2 In order to issue a Special Permit, the SPGA must receive adequate information from the applicant to allow the SPGA to review the criteria in Section 7.5, all other Special Permit criteria, and make a determination that the use will not negatively impact the residential character of the neighborhood. The home-based business should exhibit most, if not all, of the criteria outlined in Section 7.5. Any outside storage must be screened from neighboring properties and the public way by a fence or an evergreen hedge of sufficient depth or height to provide screening.

Home-Based Businesses

Approved Proposal 01/06/2011

- 7.4.3** The SPGA may impose conditions, safeguards, and limitations on both time and use, as it may deem reasonably appropriate to protect the neighborhood.
- 7.5** The Building Inspector may permit home-based businesses in the Rural/Residential Agricultural (RA) or Village Residential (VR) Districts, provided that the Building Inspector has received adequate information from the applicant to make a determination that all of the following criteria are satisfied:
- 7.5.1** Such use shall be clearly secondary and incidental to the residential use, and the home-based business shall be carried on within the principal building or an accessory building on the lot or an adjoining lot in common ownership. No more than 50% of the gross floor area of the residence shall be used for the purposes of the home-based business. If the home-based business is located in an accessory building, the gross floor area devoted to the home-based business shall not exceed 50% of the gross floor area of the dwelling or 2,000 square feet, whichever is less.
 - 7.5.2** The home-based business shall be principally owned and operated by a resident of the dwelling and not more than two non-residents shall be regularly employed on the premises.
 - 7.5.3** No external change shall be made to the dwelling, or to other buildings on the lot, that alters their residential appearance.
 - 7.5.4** Except for signs permitted in the Sign Regulations of this Bylaw, there shall be no exterior display or other exterior indication of the home-based business or other variation from the residential character of the premises. No outside storage shall be allowed.
 - 7.5.5** Traffic shall not exceed volumes normally expected in a residential neighborhood. For purposes of this Bylaw, this shall be defined as 15 trips per day, which is approximately 150% of the average weekday trip rate for single-family homes from the "Institute for Traffic Engineers Trip Generation Manual."
 - 7.5.6** Adequate off-street parking shall be provided. Parking areas shall not be within twenty-five (25) feet of a street line or within the required side or rear yard setback dimension and shall be adequately screened from neighboring residential uses by a fence or an evergreen hedge of sufficient depth or height to provide screening. Parking areas for the home-based business shall not have more than four spaces and shall not be greater than 1,200 square feet in size.
 - 7.5.7** No home-based business shall create an unreasonable level of noise, light, air or water pollution, and must comply with the Environmental Controls of this Bylaw.
 - 7.5.8** No home-based business shall pose an unreasonable hazard to abutters, vehicles or pedestrians.