

## Proposed By-Law Updates for Home Occupations

### For Rural Residential (RR) Districts

4.1.3.1. Home industry, home occupation or professional office space which is carried on by a resident of the premises, which is customary in a residential area, and which does not have an undue adverse effect upon the character of surrounding area or neighborhood. ~~An application for a zoning permit shall be submitted to the Zoning Administrator for a determination as to whether the proposed use is a home occupation as defined by these regulations. A home occupation is permitted as an accessory~~ a conditional use ~~in all districts where residential uses are permitted~~, in accordance with the following:

A. Such home industry or occupation is carried on within the existing building or outbuildings.

1. The home occupation is conducted on-site by one or more residents of the dwelling and not more than two non-resident employees.
2. The home occupation is clearly secondary to the use of the property for dwelling purposes, and the amount of space utilized for the home occupation shall not exceed five hundred square feet of the primary dwelling but may include the use of existing outbuildings. The total utilized square footage both interior and exterior shall not exceed one thousand five hundred (1,500) square feet. and shall observe required setbacks for the district.
3. Exterior displays of goods and wares, or other exterior indications of the home occupation, including alterations to the residential character of the dwelling, are not permitted.
4. The home occupation does not involve the outdoor storage of equipment or materials which are uncharacteristic of a residential use except as noted in B.1 below.
5. Retail sales are allowed only for articles created by the applicant, unless otherwise approved by the DRB.

### B. Contractor's equipment

1. ~~In a rural residential zone, Contractor's equipment and material (including vehicles) may be stored on the premises if it is adequately screened from the public right-of-way and adjoining properties by natural or artificial materials. The area occupied by such equipment and material shall not exceed 1,000 square feet and shall not intrude into required setbacks as described in 4.1.2. No such storage will be allowed in any other residential zone.~~
2. Farm equipment is excluded from these requirements. Farming is a permitted use separate and apart from home occupations.

C. In reviewing applications the DRB shall consider the number of employees, the amount of traffic generated by the business, the number of deliveries and any other factors which could impact the immediate neighborhood.

D. Parking shall conform to the requirements of 7.3 and reflect the type of business being proposed.

E. Signage for home occupations shall comply with 3.4.3 of the Sign Ordinance (appendix B).

### **For Village Residential (VR) Districts**

4.2.3.1. Home industry, home occupation or professional office space which is carried on by a resident of the premises, which is customary in a residential area, and which does not have an undue adverse effect upon the character of surrounding area or neighborhood ~~An application for a zoning permit shall be submitted to the Zoning Administrator for a determination as to whether the proposed use is a home occupation as defined by these regulations. A home occupation is permitted as an accessory~~ a conditional use ~~in all districts where residential uses are permitted,~~ in accordance with the following:

A. Such home industry or occupation is carried on within the existing building or outbuildings.

1. The home occupation is conducted on-site by one or more residents of the dwelling and not more than two non-resident employees.
2. The home occupation is clearly secondary to the use of the property for dwelling purposes, and the amount of space utilized for the home occupation shall not exceed five hundred square feet of the primary dwelling but may include the use of existing outbuildings. The total utilized square footage shall not exceed one thousand square feet.
3. Exterior displays of goods and wares, or other exterior indications of the home occupation, including alterations to the residential character of the dwelling, are not permitted.
4. The home occupation does not involve the outdoor storage of equipment or materials which are uncharacteristic of a residential use.
5. Retail sales are allowed only for articles created by the applicant, unless otherwise approved by the DRB.

B. In reviewing applications the DRB shall consider the number of employees, the amount of traffic generated by the business, the number of deliveries and any other factors which could impact the immediate neighborhood.

C. Parking shall conform to the requirements of 7.3 and reflect the type of business being proposed.

D. Signage for home occupations shall comply with 3.4.3 of the Sign Ordinance (appendix B).