

ARTICLE II, PART A
GENERAL REGULATIONS-ZONE A

Section 18

There shall be no outside storage of more than two (2) unregistered and uninspected motor vehicles allowed in any zone. (This does not apply to garaged vehicles.) (March 12, 2002)

Section 19 In-home Occupation Ordinance

A. In-home occupation uses, as defined herein, are permitted in the Residential and Business zones.

B. Purpose:

The purpose of this ordinance is to:

1. Ensure the compatibility of in-home occupations with other permitted uses.
2. Maintain and preserve the character of the residential neighborhood.
3. Protect residential areas from adverse impacts of activities associated with in-home occupations.
4. Establish criteria for in-home occupations.

C. Definitions:

In-home occupation means:

1. An occupation conducted within the dwelling unit. It is clearly a secondary use of the property which does not adversely affect the residential character of the neighborhood. It is in compliance with the criteria established for an in-home occupation; and
2. In-home occupations do not include garage sales and yard sales or home parties which are held for the purpose of the sale or distribution of goods or services.

D. Permit Procedures:

Application:

Application for an in-home occupation permit shall be made to the Building Department on a form provided by the Building Department and shall be accompanied by a fee as determined by the Board of Selectmen. In-home occupations complying with the criteria established in Paragraph E, shall be considered minor in character and shall receive an in-home occupation permit.

ARTICLE II, PART A
GENERAL REGULATIONS-ZONE A

Time Limit:

All in-home occupation permits shall be issued annually.

Inspection:

In-home occupation applicants shall permit a reasonable inspection of the premises by the Building Department to determine compliance with this ordinance and building/safety codes.

Renewal:

In-home occupation permits shall be renewed each year provided there has not been any violation. Requests for renewals shall be submitted to the Building Department accompanied by the renewal fee prior to expiration of the permit.

Non-transferable:

In-home occupation permits are intended for use by the current resident/owner or tenants with the owner's permission and shall not be transferred from person to person or address to address.

Voiding of Permit:

The Building Department may void any in-home occupation permit for noncompliance with the criteria set forth.

E. Criteria for In-home Occupations:

1. The use shall be conducted entirely within existing structures and the total space shall not exceed a maximum of twenty-five percent (25%) of the gross floor area of the existing structure.
2. The in-home occupation shall be clearly incidental and secondary to the residential use, and shall not change the residential character of the neighborhood.
3. The in-home occupation shall be carried on by the resident/owners or tenants, with the owner's permission, and employ no others.
4. Multiple in-home occupations are permitted within the dwelling, provided that the cumulative impact on the surrounding neighborhood is no greater than the maximum usage of a single in-home occupation.

ARTICLE II, PART A
GENERAL REGULATIONS-ZONE A

5. No in-home occupation or any storage of goods, materials, products, equipment, or supplies connected with the in-home occupation shall be allowed outside the dwelling unit.
6. There shall be no display of products visible, in any manner, from the outside of the dwelling.
7. There shall be no change in the outside appearance of the dwelling or premises or any visible evidence of the conduct of an in-home occupation.
8. No signs or advertising displays shall be permitted.
9. The use shall not create additional pedestrian or vehicular traffic.
10. No equipment or process shall be used within an in-home occupation which creates noise, vibration, glare, fumes, or odor detectable off the property.
11. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises or cause fluctuations in line voltage off the premises.
12. The in-home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises, which is not consistent with normal residential activities.

F. Special Exception Required in Certain Cases:

Any business not meeting the criteria of an in-home occupation shall not be permitted and a special exception will be required to have that use.

(Added: March 13, 2007)