

HOME BUSINESS CHECKLIST: WDB Appendix G

This checklist and its requirements must accompany an Administrative Permit application for home business. Please see Appendix G of the Williston Development Bylaw (WDB) for the requirements and restrictions on home businesses.

Applicant	Administrator	Home businesses must meet the following criteria:
		<p>Ownership. The proposed home business must be owned and operated by a current resident of the dwelling in which it is proposed.</p>
		<p>Traffic generation. A home business generally should not generate more than one P.M. peak hour trip of traffic generation in the RZD or two P.M. peak hours trips in the VZD or ARZD. See Appendix G for information on administrative referrals to the DRB for discretionary permit review.</p>
		<p>Commercial Vehicles. Only vehicles of 10,000 pounds gross vehicle weight or less can be parked overnight on residential premises in the RZD, MURZD, or VZD.</p>
Applicant	Administrator	Potential nuisances. Administrative permit applications must demonstrate compliance with the following criteria:
		<p>Pollutants. No home business shall require a NPDES permit, as required by state law.</p>
		<p>Air quality. No home business shall require an air quality permit, as required by state law.</p>
		<p>Hazardous Materials. The storage, use, and disposal of hazardous materials by home businesses shall be permitted only to the extent allowed for residential occupancies by NFPA 1, the 2006 <i>Uniform Fire Code</i>. The DRB may permit an exception for a home business on a parcel of one or more acres, see Appendix G for requirements.</p>
		<p>Outdoor lighting. No home business shall result in additional outdoor lighting.</p>
		<p>Sound. No home business shall generate sound that exceeds the standards set in Chapter 15.</p>
		<p>Other nuisances. No home business shall result in blowing dust, radiant heat, glare from welding equipment or other sources of intense light, or smoke that affects adjoining properties. See also the applicable standards of Chapter 15.</p>

Applicant	Administrator	A scaled drawing of the property that clearly delineates the space (indoor and outdoor) used for the proposed home business must
		<p>Floor space. The space that can be used for a home business is limited as follows:</p> <ul style="list-style-type: none"> a. in the MURZD and RZD: 25% of the floor area of the dwelling or 500 square feet, whichever is smaller; b. in the VZD: 25% of the floor area of the dwelling or 750 square feet, whichever is smaller; and c. in the ARZD: no more than 1,500 square feet within a building. d. Exception for adaptive reuse of historic barns: see WDB 31.12.
		<p>Off-street parking. Off-street parking must be provided at a rate determined by the Administrator or the DRB. Where more than one additional parking space is required, the Administrator or DRB may require that off-street parking for a home business meet the location (side or rear) and landscaping requirements that would apply in a commercial or industrial zoning district.</p>
		<p>Outdoor work spaces and storage.</p> <ul style="list-style-type: none"> a. In the RZD, MURZD and VZD zoning districts, the space used for the proposed home business shall be within the dwelling or in an accessory structure that complies with all requirements of this bylaw. Outdoor work spaces and the outdoor storage of materials, supplies, equipment, vehicles, or goods for sale are prohibited in the RZD, MURZD, and VZD. b. Outdoor work spaces and the outdoor storage of materials supplies, equipment, vehicles, or goods for sale associated with a home business in a one-family dwelling will be permitted in the ARZD, provided that they fall within the required setbacks and are fully screened from view from public ways and adjoining properties that are zoned for residential use. c. & d. See Appendix G for landscape buffer requirements.
		<p>Signs. Home businesses may display a single sign of no more than four (4) square feet in size. This may be a freestanding, hanging, projecting, or wall sign. The application for a permit to establish a home business must be accompanied by scaled drawings that show the placement of the sign on the property and/or structure and the dimensions of the sign. There are additional restrictions on signs in the VZD.</p>