

Appendix G – Home Businesses

This appendix provides detailed standards for home businesses. The Administrator or DRB shall approve a permit for a proposed home business that complies with all of these requirements.

1. *Must the owner of a home business be in residence?* Yes. The proposed home business must be owned and operated by a current resident of the dwelling in which it is proposed. Should the owner move away, the right to continue the home business ends.

2. *How much space can be used for a home business?* The space that can be used for a home business is limited as follows:

- 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: The DRB may encourage the preservation of historic barns in the VZD and ARZD via adaptive reuse for a home business by waiving the area limitations established here. The DRB may not permit the expansion of an historic barn that is less than the maximum area, but may permit the use of a larger, historic barn for a home business that otherwise complies with the standards of this bylaw. See WDB 31.12.

Applicants must demonstrate compliance with this standard by submitting a scaled floor plan of the dwelling or accessory structure that clearly delineates the area that will be used for the home business.

What is a Historic Barn? A historic barn is wood frame structure (which may have a masonry foundation or elements) that was historically used for agricultural purposes, including the storage of feed and/or housing of livestock and is a “historic structure” pursuant to the definition of such contained in Chapter 46 of this bylaw.

3. *Can a home business have work spaces or store materials outdoors?* That depends on where it is located.

- 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 workspaces and the outdoor storage of materials, supplies, equipment, vehicles, or goods for sale are prohibited in the RZD, MURZD, and VZD.
- b. Outdoor workspaces 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. The screening provided shall be a Type I or Type III landscaped buffer, as defined in Chapter 23, with a width of at least 36 feet.
- d. Applicants must demonstrate compliance with this standard by submitting a scaled drawing of their property that clearly delineates the space (indoor and outdoor) that would be used for the proposed home business. This drawing must also show proposed landscaped buffer. Where it is proposed to use existing vegetation as the buffer, photographs of that existing vegetation must be submitted. Where the buffer will be installed, a planting plan must be submitted.

4. *Must a home business provide parking?* Yes. 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.

5. Are there restrictions on traffic generation by home businesses? Yes. Traffic generation by home businesses will be evaluated using the ITE *Trip Generation* manual. 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. The DRB may permit exceptions where traffic flow from the proposed home business will not have an adverse impact on neighboring homes. The Administrator may use potential traffic generation as cause to refer a proposed home business that he/she would normally review to the DRB for discretionary review.

6. Are there restrictions on potential nuisances generated by home businesses?

- a. No home business shall require an NPDES permit, as required by state law.
- b. No home business shall require an air quality permit, as required by state law.
- c. 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 *Uniform Fire Code*. The DRB may permit an exception for a home business on a parcel of one or more acres in the ARZD upon finding that:
 - the proposed home business will comply with all requirements of the National Fire Codes, including the requirements for inspections by the fire department; and
 - the proposed home business will comply with all buffering and screening requirements that would apply to the same activity located in a commercial or industrial zoning district.

Hazardous Materials. While their use in small quantities may be permitted, you should not propose a home business that uses flammable, combustible, corrosive, toxic, or other hazardous materials unless you are familiar with the fire code requirements for the storage, use, and disposal of those materials.

- d. This bylaw sets limits on the outdoor lighting permitted for dwellings. No home business shall result in additional outdoor lighting.
- e. 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 18.
- f. No home business shall generate sound that exceeds the standards set in Chapter 18.

7. Can a home business have a sign? Yes. Home businesses may display a single sign of no more than four 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.

8. Can commercial vehicles associated with the business be parked on residential premises? Only vehicles of 10,000 pounds gross vehicle weight or less can be parked overnight on residential premises in the RZD, MURZD, or VZD. The overnight parking of larger vehicles is not a permitted part of home businesses.