

**Northborough Zoning Bylaw, 7-05-020 C. Residential Use, Accessory (6) Home Occupation**

**Home occupation:** An occupation conducted as an accessory use in an owner-occupied detached single-family dwelling or a detached accessory structure, by the resident owner or members of the owner's family.

**Home occupation is divided into the following classes:**

*Please read this section below and select which class best describes your home occupation.*

Home professional office: Office for the practice of a profession involving a high degree of training in the humanities, science or arts, such as medicine, dentistry, law, architecture, engineering or fine arts.

Home personal service: Personal services such as insurance, notary public, real estate broker, dressmaking or tailoring, beauty care, clerical services; or studio for the teaching of fine or domestic arts and crafts; family day care licensed under M.G.L. c. 28A, § 10; home baker or caterer.

Home business workshop: Business or shop of a painter, carpenter, electrician or similar construction trade.

Home hospitality or tourism establishment: Bed and breakfast in an owner-occupied single-family dwelling, with transient overnight lodging of not more than three paying guest rooms and guest meals limited to breakfast prepared in a central kitchen, and no cooking facilities located in individual guest rooms or suites.

Home specialty retail: Sale of items manufactured on the premises; or the sale of collector's items such as antiques, stamps, coins, and similar items.

=====

**The following conditions shall apply to any home occupation:**

*Please read the conditions below.*

Not more than one non-resident shall be employed on the premises except by special permit from the Zoning Board of Appeals;

Not more than twenty-five (25) percent of the existing gross floor area of the dwelling shall be devoted to the home occupation, including any stock in trade, commodities, or products associated with said use, except by special permit from the Zoning Board of Appeals; ***What percentage of the existing gross floor area of the dwelling will be devoted to the home occupation? \_\_\_\_\_%***

Except for one sign as permitted in a residential district in § 7-09-040, there shall be no advertising visible from off the lot or display of goods or wares visible from the street;

No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of the home occupation shall be met off the street and other than in a required front yard;

There shall be no sale of goods on the premises except when associated with a home personal service or specialty retail occupation; and

No equipment or process shall be used in the home occupation which creates noise, vibration, odor, fumes, gas, smoke, dust, or electrical disturbance detectable to the normal senses off the lot.

***If you agree with these conditions, please sign & date below.***

Business Name: <i>(Please print)</i> _____	
Name: _____ <i>(Please print)</i>	Address: _____ Northborough, MA
Signature: _____	Date: _____