

MAJOR HOME OCCUPATIONS

On a motion duly made and seconded the Town voted to amend the Templeton Bylaw, Article XXI, Zoning, by inserting a new Section 8.10 for the purpose of regulating Major Home Occupations as printed in Article 20 of the Warrant, with the deletion of the following language in proposed Section 8.10.0©: “Materials consisting of chain link, metal, plastic, fiberglass, concrete block or plywood are not acceptable”.

SECTION 8.10 MAJOR HOME OCCUPATIONS

Through a Special Permit home occupations that exceed the “minor home occupation” criteria may be permitted by the Planning Board. This section is intended to support a work-at-home concept appropriate for a rural-suburban community, in order to allow proprietors flexibility to operate businesses out of their homes.

8.10.1 Standards

Major home occupations shall comply with the following standards:

- (a) No more than three employees not residing on the premises shall be allowed to report to the home business site;
- (b) The home occupation shall be clearly incidental and subordinate to the primary residential nature of the property. The principal practitioner must be the owner of the property and maintain his permanent residence in the dwelling;
- (c) Utility areas (such as dumpsters, fuel storage facilities, etc.) and outdoor storage of equipment, vehicles, or supplies associated with the home occupation shall be adequately screened to minimize the visual intrusion on adjacent properties and views from public ways. The Board may require an evergreen vegetative screen with plantings of not less than three (3) feet in width and not less than six (6) feet in height at commencement of the use. At the discretion of the Board, fences may be used, which shall not exceed four (4) feet in height in front yards or six (6) feet in side and rear yards.
- (d) Parking needed for employees and visitors shall be located at the side or rear of the dwelling and shall be suitably landscaped to minimize the visual impact on adjacent properties. On-street parking shall not be permitted;

- (e) Signs provided in conformance with this zoning bylaw to advertise the home occupation;
- (g) Major home occupations may include the selling of products, the major portion of which are produced on the premises. Not more than 25% of the products sold shall be purchased or obtained elsewhere;
- (h) Lighting shall be appropriate to the building and its surroundings in terms of style, scale, hours, and intensity of illumination. Low wattage systems are recommended and site lighting shall be shielded, especially in developed residential areas;
- (i) The Board may grant a special permit if it determines that the activities will not create a hazard to the public or natural environment, disturbance to any abutter, or injury to the neighborhood, and will not create unsightliness visible from any public way or neighboring property. The Board may impose conditions deemed necessary to preserve neighborhood character and protect existing and future abutting land uses, including limitations on time and ownership. The special permit shall be granted to the owner and shall expire upon transfer of the property or business; any new owner shall apply for a new special permit. The special permit may at any time be subject to review and/or renewal by the Board, and may be further conditioned or amended as necessary to ensure that the intent of this section is maintained.

8.10.2. Process

- (a) Applicants shall submit the required fee and nine (9) copies of the special permit application and other information specified below, to the Town Clerk. The Town Clerk shall stamp each copy with the date and time of submission. Eight copies of said application and information shall be filed forthwith by the applicant with the Planning Board.
- (b) A site plan shall be submitted to show location of buildings and structures, utility areas, parking, lighting, fencing, landscaping and buffering, location and size of sign, and access to the lot from existing public ways.
- (c) A written statement shall be provided by the applicant describing the nature of the home occupation, the number of employees, hours of operation, and other pertinent information on the operation of the business.

- (d) The applicant, within three days of the Board accepting the application as complete, shall submit one copy to the Board of Appeals, Board of Health, Zoning Enforcement Officer, Conservation Commission, Highway Department, and Police and Fire Chiefs with a request for their review and comment. Said boards and officials shall have thirty-five (35) days to submit their comments to the Board.

 - (e) The Board shall hold a public hearing in accordance with the Special Permit procedures described within this zoning bylaw and MGL c. 40A §9 and notice shall be given as specified by MGL c. 40A §11.
- Passed Unanimously/December 7th @ 9:37**