

2021 ANNUAL TOWN MEETING
ARTICLE #22
PROPOSED ZONING BYLAW AMENDMENT

RECEIVED

APR 16 2021

TOWN CLERK
WESTFORD

3.4 HOME OCCUPATIONS

3.4.1 Home Occupations Allowed By Right.

3.4.1.1 Professional Office.

The use of a room or rooms in a dwelling for a physician, lawyer, architect, engineer, accountant, real estate broker, insurance broker or similar professional person is allowed in all districts, except the IC, ID, and BL Districts, as of right.

3.4.1.2 Other Home Occupations Allowed By Right In The B, CH, IH, IA, and IB Districts.

The use of a dwelling unit for a home occupation clearly incidental and subordinate to its use for residential purposes by its occupants is allowed in the B, CH, IH, IA, and IB Districts as of right, provided that all such home occupations shall be subject to the following conditions:

1. There shall be no change in the outside appearance of the building or premises and there shall be no visible or audible evidence of the conduct of such home occupation other than the permitted sign.
2. The use shall be conducted entirely within the dwelling or accessory building and shall be carried on by the inhabitants of said dwelling and by not more than one (1) person not an inhabitant of said dwelling.
3. The use shall not substantially change the character of the dwelling or accessory building or adversely affect the uses permitted in the residential district.
4. The use shall not create substantial additional traffic or require additional parking space.
5. No area greater than one-third (1/3) of the area of one (1) floor of the dwelling structure is used for uses.
6. The use shall be limited in time for a period no longer than the period of occupancy or ownership, whichever is shorter, of the premises by the applicant.
7. No more than one (1) commercial-type vehicle shall be used or parked on the premises in connection with the home occupation.

3.4.1.3 Other Home Occupations Allowed By Right In All Remaining Districts.

In all other districts, the use of a room or rooms in a dwelling or accessory structure, by one or more occupants thereof, for a home occupation that is clearly incidental and subordinate to its use for residential purposes shall be allowed by right, provided such use:

- a. Conforms to the minimum standards set forth in Section 3.4.1.2;
- b. Does not produce offensive noise, vibrations, smoke, dust, odors, heat, lighting, electrical interference, or environmental pollution;

- c. Does not utilize exterior storage of material or equipment:
- d. Does not employ onsite any individual not a resident of the dwelling:
- e. Does not involve any customer, pupil or client trips:
- f. Does not involve delivery trips in excess of those customarily associated with residential use: and
- g. Is registered as a business with the Town Clerk.

3.4.2 **Other Home Occupations Requiring a Special Permit.**

The use of a dwelling unit for home occupation clearly incidental and subordinate to its use for residential purposes by its occupants, and not otherwise permitted by right pursuant to Section 3.4.1 is allowed ~~in the B, CH, IH, IA, and IB Districts as of right, and~~ in the RA and RB Districts by the grant of a special permit by the Board of Appeals. All such home occupations shall be subject to the following conditions:

1. There shall be no change in the outside appearance of the building or premises and there shall be no visible evidence of the conduct of such home occupation other than the permitted sign.
2. The use shall be conducted entirely within the dwelling or accessory building and shall be carried on by the inhabitants of said dwelling and by not more than one (1) person not an inhabitant of said dwelling.
3. The use shall not substantially change the character of the dwelling or accessory building or adversely affect the uses permitted in the residential district.
4. The use shall not create substantial additional traffic or require additional parking space.
5. No area greater than one-third (1/3) of the area of one (1) floor of the dwelling structure is used for uses.
6. The use shall be limited in time for a period no longer than the period of occupancy or ownership, whichever is shorter, of the premises by the applicant.
7. No more than one (1) commercial-type vehicle shall be used or parked on the premises in connection with the home occupation.