

## **PROPOSED AMENDMENT No. 4**

**For Public Hearing on Wednesday January 4, 2023**

**This amendment would add Home Businesses as a Permitted Use, as an accessory use to any dwelling, with an application to the Planning Board for Site Plan Review required when the public or certain types of impacts are involved.**

### **Would add the following new language at the end of Article II General Provisions:**

Home businesses shall apply for Site Plan Review from the Planning Board when involving any of the following:

- a. On-site customers or employees
- b. Outdoor storage or activity
- c. Signage or outdoor lighting
- d. Noise, vibration, fumes, smoke, dust, glare, heat, or odors that may be perceptible at the property boundary
- e. Use or storage of heavy equipment
- f. Truck traffic in greater than typical residential volumes

### **In Article V Zoning Districts and Uses**

Would add “Home Business” as a Permitted Use in District I – Main Street, District I, District II, District III, and District IV.

### **In Article XXI Definitions**

Would add the new term “HOME BUSINESS” with the following Definition:

An accessory use of a dwelling or accessory structure on a residential lot that involves the on-site manufacture of goods, provision of services, or outdoor storage or activity, which use is clearly incidental and secondary to the use of the dwelling as a residence and shall not change the residential character thereof, with any retail sales only incidental and occasional, operated by a resident of the same premises.