

Provisions for Home Occupation Permits (excerpt taken from
Section 6.1 Uses Permitted, Dunstable Zoning Bylaws)

- (g) Customary home occupations, as described hereinbelow, in a portion of a residential premises by a resident thereof, upon issuance of a permit by the Building Inspector which shall be available by right upon demonstration of compliance with the conditions and requirements of this subsection, and which permit shall be revocable by the Building Inspector in the event of use of the premises inconsistent with the permit and with the requirements of the Zoning Bylaw.
 - i. Customary home occupation shall include but not necessarily be limited to the following:
 - 1. An office for the conduct of a profession or similar business, including but not limited to, the office of a physician, dentist, lawyer, engineer, architect, real estate or insurance agent, or consultant.
 - 2. A studio or workshop, including but not limited to that of an artist, photographer, dressmaker, milliner, craftperson of handmade items, musician or tutor where regular instruction is limited to not more than three students at one time.
 - 3. An office or workshop for the conduct of a trade, including but not limited to that of a builder, carpenter, painter, plumber, or mason and further permitting in connection therewith incidental work and storage in connection with the off-premises trade.
 - 4. Day care.
 - ii. Uses and occupations permitted under this subsection shall in every case comply with the following conditions and requirements and failing such compliance shall be deemed to require permission of the Board of Appeals in accordance with Section 62. hereof:
 - 1. such use is clearly incidental and secondary to the use of the premises for dwelling purposes;
 - 2. not more than one (1) person at any time other than residents of the premises is regularly employed therein in connection with such use;
 - 3. no offensive noise, vibration, smoke, dust, odor, heat, glare or unsightliness is produced, nor may the home occupation involve any process which results in the discharge of any hazardous material (as defined in Massachusetts General Laws, Chapter 21E as amended) into the ground or into any body of surface water. Any home occupation which will involve the use, production or storage of a hazardous material shall list such materials in the application for approval, The listing shall be reviewed by the Building Inspector and if deemed to be a potential hazard. may serve as justification for denial of the application.
 - 4. there is no public display of goods or wares and there are no signs except as permitted in Section 13;

Provisions for Home Occupation Permits (excerpt taken from
Section 6.1 Uses Permitted, Dunstable Zoning Bylaws)

5. there is no exterior storage of material or equipment (including the parking of more than one (1) commercial vehicle) and no other exterior indication of such use nor any variation or alteration from the residential character and appearance of the premises;
6. adequate off street parking spaces for employees and for visitors or patrons in connection with the home occupation is provided which does not substantially alter the appearance of the premises as a single family residence;
7. such use does not require the parking of more than four (4) vehicles used by persons engaged in the occupation, clients, customers, or patients on a regular basis.
- iii. No merchandise and/or stock, commodities or parts shall be offered for sale on the premises with the exception of agricultural products (section 6.1.(d)) or items produced on site in the nature of crafts products such as pottery, crafts, weaving artwork etc.
- iv. The maintenance or repair of automobiles or motor vehicles shall not be permitted as a home occupation.
- v. The Building Inspector may refer any applicant for a permit described in this section to the Board of Appeals where there is a doubt about the character of any occupation as a customary home occupation or about compliance with the conditions of this section, and the matter shall thereupon be treated as an application for a special permit under Section 6.2; but in the event the Board of Appeals finds the activity in question to be customary home occupation, the applicant shall be entitled to a permit under this section, subject to the conditions and requirements hereof.