

Article 49: Home Occupations

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Home Occupations - Why?

- Prospective entrepreneurs have problems:
 - Commercial space is expensive to rent
 - Finding the “right” space is hard
 - Commercial leases are multi-year lease

Proposal: Allow larger home businesses; it allows more businesses to succeed if the commercial real estate market doesn't work for them

Home Occupations - Major Changes

- Allow a home occupation to employ an additional person (currently zero)
- Allow a home occupation to sell their wares on site
- Allow a 2 sqft sign

Home Occupations - Minor changes

- Set expectations for:
 - Operating hours
 - Vehicular traffic
 - Hazardous materials
- Organization:
 - Remove regulations from definitions and use tables
 - Combine all regulations in one section

Home Occupations - Compared To Other Towns

- **Allow Employees:** Belmont, Waltham, Newton
- **Allow Signs:** Medford, Winchester, Waltham
- **Allow Sales On Premises:** Newton, Brookline

Home Occupations - Example

Suppose a knitwear designer takes full advantage of this bylaw.

What could happen?

- Hire an assistant or co-designer
- Puts a small sign in the front
- Turns their living room into a showroom for their work, can sell their work

What wouldn't happen?

- Can't see anything business-related from the street
- Can't draw so much traffic that it overwhelms the neighborhood

Home Occupations - Example

Suppose a music teacher takes full advantage of the bylaw.

What could happen?

- Hire an assistant teacher
- Can teach 3 students instead of 1
- Sign for music teaching out front

What wouldn't happen?

- Can't create so much noise that it disturbs the neighbors