

HOME OCCUPATION IN THE TOWN

Village Zoning Regulations, § 110 & § 517

Any non-retail occupation that
(1) is customarily carried on in a residential area, (2) by a member of the household,
(3) involves no more than two non-household employees, (4) uses no outdoor storage or display,
and (5) is secondary to the use of the house as a dwelling.

No permit is required if your business meets all the following criteria:

- Resident Owner of the business is the only employee;
- No clients on site;
- No signs or outdoor storage;
- No deliveries;
- Office use only

An Administrative permit is required if:

- There is up to two employees who are also members of the household
- No clients on site;
- No signs or storage;

A Conditional Use permit is required:

- Only items that have been hand-crafted on-site may be sold from the residence;
- Two home occupations per dwelling may be allowed if the combined uses:
 - A. Does not change the character of the neighborhood;
 - B. Employs no more than two non-resident persons; and
 - C. Occupies less than 50% of the residence.

To be complete, your application must include:

- Application Form & Fee
- Building Floor Plan showing square footage of all spaces dedicated to living and to business

For Conditional Use Approval, you must also submit:

- A Conditional Use Support Statement
- Site plan showing your building and parking area for visitors and deliveries (each parking space must be at least 9' x 18')

Please refer to the Conditional Use Guidelines and Town Zoning Regulations, § 517 and § 810