

# Sabattus, Maine – Code of Ordinances

## HOME OCCUPATION ORDINANCE

### **Section 1. Purpose**

The Home Occupation ordinance establishes an option for small business' that do not disturb the overall nature and appearance of residential areas to conduct business. *Refer to Zoning Ordinance Section 11. Land Use Chart. Home Occupations.*

### **Section 2. Requirements for all home occupations**

All home occupations must meet the following requirements. Uses or operations that do not meet these requirements are subject to the full standards and restrictions for the district in which they are located.

- (1) A home occupation shall be carried on wholly within a dwelling unit or building accessory to a dwelling unit. Home occupations shall be clearly incidental and secondary to the use of a dwelling unit (or building accessory thereto) for residential purposes.
- (2) The home occupation shall not occupy more than 50% of the total combined floor area of the dwelling and all accessory structures. Additions to the residence or accessory structure for the express purpose of a home occupation shall not be allowed.
- (3) The appearance of the structure or accessory structure shall not be altered, nor shall the home occupation within the residence be conducted in a manner that would cause the appearance of the residence to differ from the character of the surrounding neighborhood.
- (4) The home occupation shall not generate any nuisance, waste discharge, offensive noise, vibration, smoke, dust, odors, heat, glare, radiation, fumes or electrical interference detectable to the normal senses or which interferes with normal radio or television reception, or causes other nuisances which are detectable beyond the limits of the subject property, or above what is expected for the neighborhood. Any waste material generated from the home occupation shall be removed promptly from the premises, according to state laws and local ordinances.
- (5) There shall be no readily observable increase in commercial vehicle traffic over that traffic normal for the neighborhood. A home occupation shall not create greater traffic than normal for the area in which it is located or generate more than twenty vehicle trips per day. Any vehicle used for the regular delivery of goods to a home shall be limited between the hours of 8 a.m. and 6 p.m.

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## **Section 3. Home occupations not requiring a permit**

- (1) Home occupations which meet the following conditions do not require a permit:
  - a. Employs no persons other than those who make the property their permanent residence, and not employing more than two total employees.
  - b. Requires no parking other than that which could reasonably be assigned to serve a primarily residential use based on the surrounding neighborhood.
- (2) Home occupations not requiring a permit must meet the following conditions in addition to Section 2. (1) through (5) above:
  - a. Displays no exterior signs, exterior displays or exhibits, and no exterior storage of materials or any other exterior indications of the home occupation or variation from the residential character of the principal dwelling or accessory building.

## **Section 4. Home occupations requiring a permit**

- (1) Home occupations which meet the following conditions shall require a permit, which may be obtained from the Code Enforcement Officer:
  - a. Employs up to two persons who do not make the property their permanent residence, with no more than four total employees (including part-time workers).
  - b. Proposes to have a business sign.
  - c. Proposes to have parking to serve the home occupation, in addition to parking provided to serve the primary residential use.
- (2) Home occupations requiring a permit must meet the following conditions in addition to Section 2. (1) through (5) above:
  - a. No more than one exterior sign not to exceed eight (8) square feet shall be allowed, with no other exterior display or exhibits, no exterior storage of materials or any other exterior indications of the home occupation or variation from the residential character of the principal building or accessory structure. All signage must comply with the Sign Ordinance.
  - b. If the home occupation attracts any regular customer or client traffic, there shall be at least one but not more than three off-street parking spaces available for use by the employees and any customers of the home occupation, in addition to parking to serve the occupants of the residence.

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## **Section 5. Permitting**

*Home occupations permits.* Permits for home occupations shall expire if there is a change in ownership of the property, at the time of change of ownership.

Permits for home occupations under Section 4, above shall not expire, unless there is a change in property ownership, but are subject to review by the Code Enforcement Officer if there is a change in operation or appearance or if the home occupation is otherwise no longer in compliance with Section 2 or Section 4, above. The Code Enforcement Officer may recommend review by the Planning Board.

Accepted:

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Original Adoption:

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Revision Dates:

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