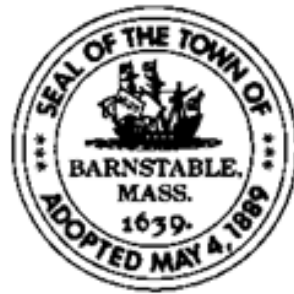


# Home Occupation Ordinance

## TC-2023-011



# Home Occupation

§ 240-46 - Home occupation.

A. Intent. It is the intent of this section to allow the residents of the Town of Barnstable to operate a home occupation within ~~a single-family~~ dwellings, subject to the provisions of this section, provided that the activity shall not be discernible from outside the dwelling ~~except as~~ **provided herein**; there shall be no increase in noise or odor; no visible alteration to the premises which would suggest anything other than a residential use; no increase in traffic above normal residential volumes; and no increase in air or groundwater pollution.

B. ~~After registration with the Building Commissioner,~~ **A customary** home occupation shall be permitted **in all zoning districts as of right** subject to the following conditions:

[Full Home Occupation Amendment Text](#)

# Home Occupation

- Intent is to manage home occupations by impact not location.
  - To allow for home occupations by-right for those with limited to no impacts.
  - To allow for additional home occupation opportunities by special permit.

# ZONING MAP

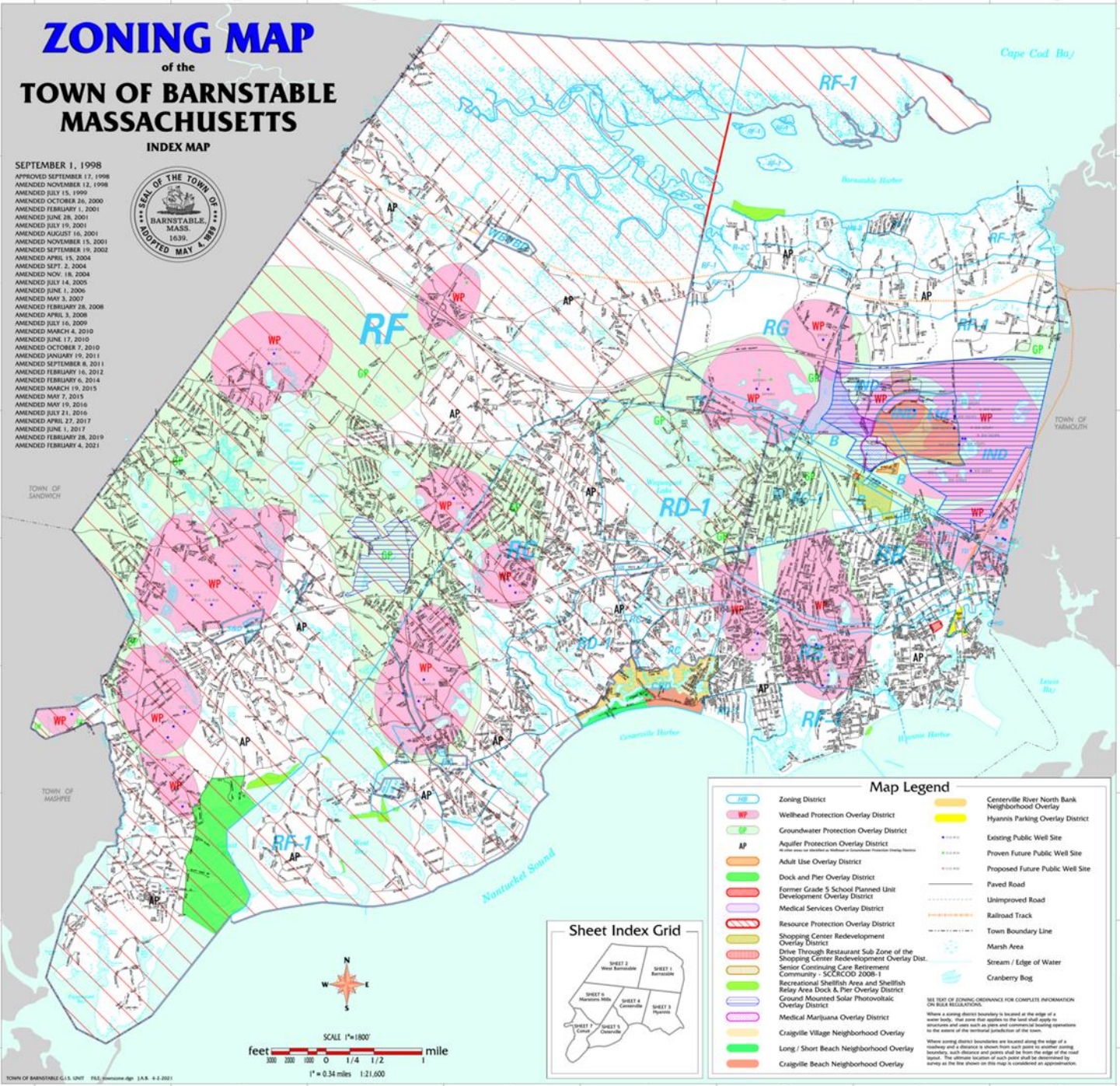
## of the TOWN OF BARNSTABLE MASSACHUSETTS

### INDEX MAP

SEPTEMBER 1, 1998  
 APPROVED SEPTEMBER 17, 1998  
 AMENDED NOVEMBER 12, 1998  
 AMENDED JULY 15, 1999  
 AMENDED OCTOBER 26, 2000  
 AMENDED FEBRUARY 1, 2001  
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 AMENDED APRIL 15, 2004  
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 AMENDED APRIL 27, 2017  
 AMENDED JUNE 1, 2017  
 AMENDED FEBRUARY 28, 2019  
 AMENDED FEBRUARY 4, 2021



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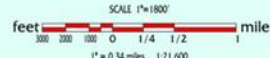


TOWN OF SANDWICH

TOWN OF MARSHFIELD

TOWN OF YARMOOUTH

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### Map Legend

	Zoning District		Centerville River North Bank Neighborhood Overlay
	Wellhead Protection Overlay District		Hyannis Parking Overlay District
	Groundwater Protection Overlay District		Existing Public Well Site
	Aquifer Protection Overlay District		Proven Future Public Well Site
	AP		Proposed Future Public Well Site
	Adult Use Overlay District		Paved Road
	Dock and Pier Overlay District		Unimproved Road
	Former Grade 5 School Planned Unit Development Overlay District		Railroad Track
	Medical Services Overlay District		Town Boundary Line
	Resource Protection Overlay District		Marsh Area
	Shopping Center Redevelopment Overlay District		Stream / Edge of Water
	Drive Thru Restaurant Sub-Zone of the Shopping Center Redevelopment Overlay Dist.		Cranberry Bog
	Senior Continuing Care Retirement Community - SCRCO 2008-1		
	Recreational Shellfish Area and Shellfish Relay Area Dock & Pier Overlay District		
	Ground Mounted Solar Photovoltaic Overlay District		
	Medical Marijuana Overlay District		
	Craigville Village Neighborhood Overlay		
	Long / Short Beach Neighborhood Overlay		
	Craigville Beach Neighborhood Overlay		

SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON REGULATION.

Where a zoning district boundary is located at the edge of a water body, that area that applies to the land shall apply to structures and uses such as piers and commercial boating operations to the extent of the territorial jurisdiction of the town.

Where zoning district boundaries are located along the edge of a roadway and a distance is shown from such point to another zoning boundary, such distance and points shall be from the edge of the road signal. The ultimate location of such point shall be determined by survey as the true extent on the map is considered an approximation.

# ZONING MAP

of the  
**TOWN OF BARNSTABLE**  
MASSACHUSETTS

INDEX MAP

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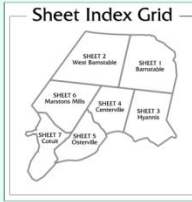
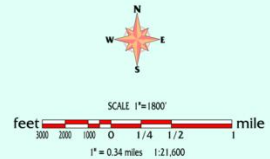
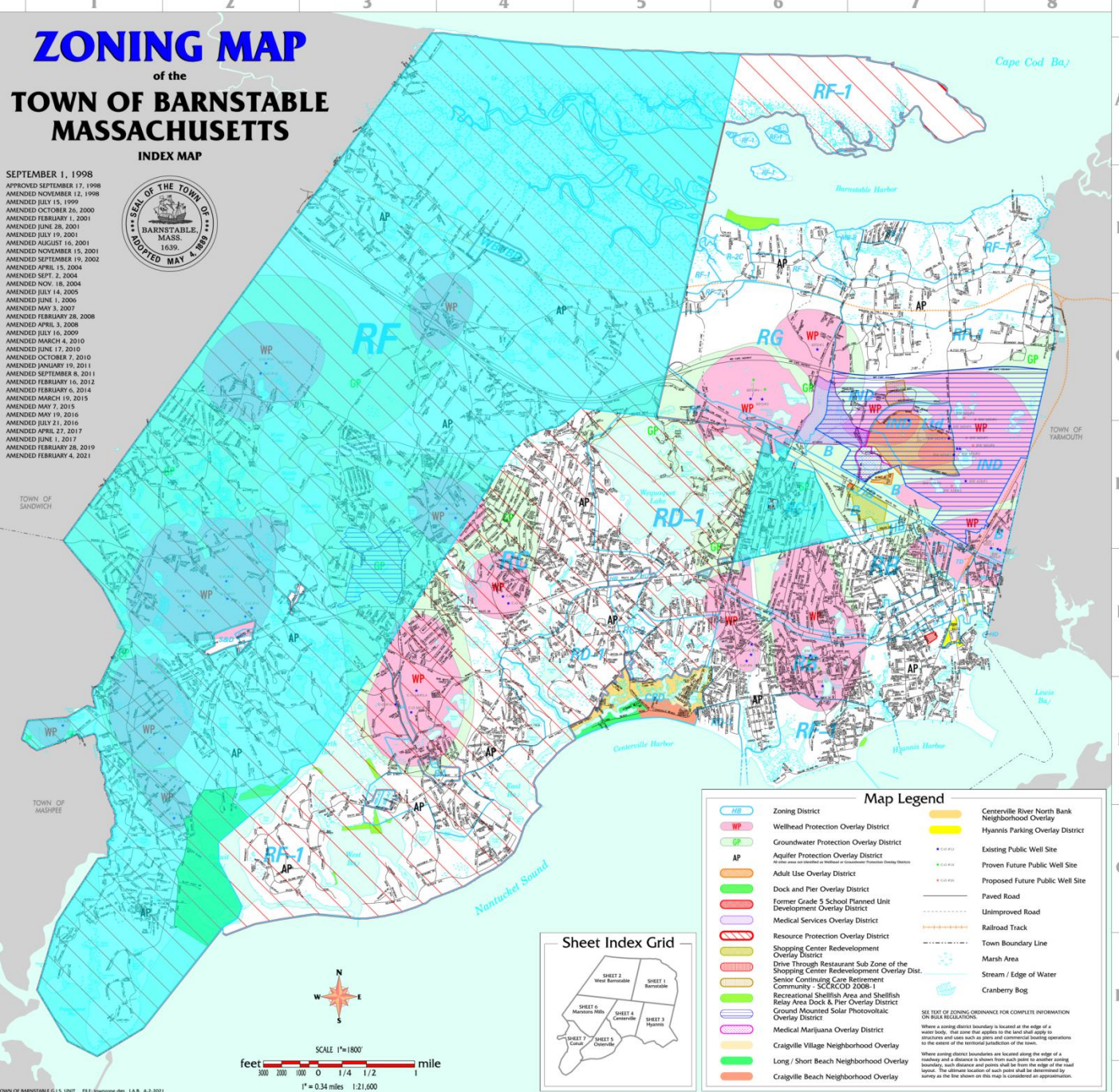
TOWN OF SANDWICH

TOWN OF MASHPEE

TOWN OF BARNSTABLE G.I.S. UNIT FILE: \townmap.dgn I.A.R. 4.2.2021

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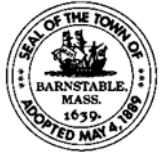
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## Prohibited Uses

Customary Home occupations shall not include such uses similar to, and including the following:

- (a) Barber- and beauty shops.
- (b) Commercial stables or kennels.
- (c) Real estate or insurance office.
- (d) The sale of retail or wholesale merchandise from the premises, with the exception of online or mail order sales. The storage of merchandise is included in the total area limits of the home occupation subject to B(3) above.
- (e) The sale of antique or secondhand goods, with the exception of online or mail order sales. The storage of merchandise is included in the total area limits of the home occupation subject to B(3) above.



# Process

Planning Board held a workshop regarding zoning issues and potential future amendments.

If the Council so chooses to move forward with an amendment....

- Council shall forward to the Planning Board;
- The Planning Board shall report to Council its recommendation during a public hearing;
- Town Council shall have a public hearing to formally adopt.

# Home Occupation Ordinance

TC-2023-011

