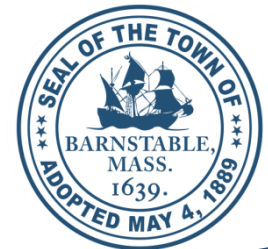


Home Occupation Ordinance Proposed Zoning Amendment

TC Item No. 2023-011

Town Council | September 15, 2022



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~~ **A customary** home occupation shall be permitted ~~in all zoning districts as of right~~ subject to the following conditions:

Home Occupation

Intent is to manage home occupations by impact not by 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

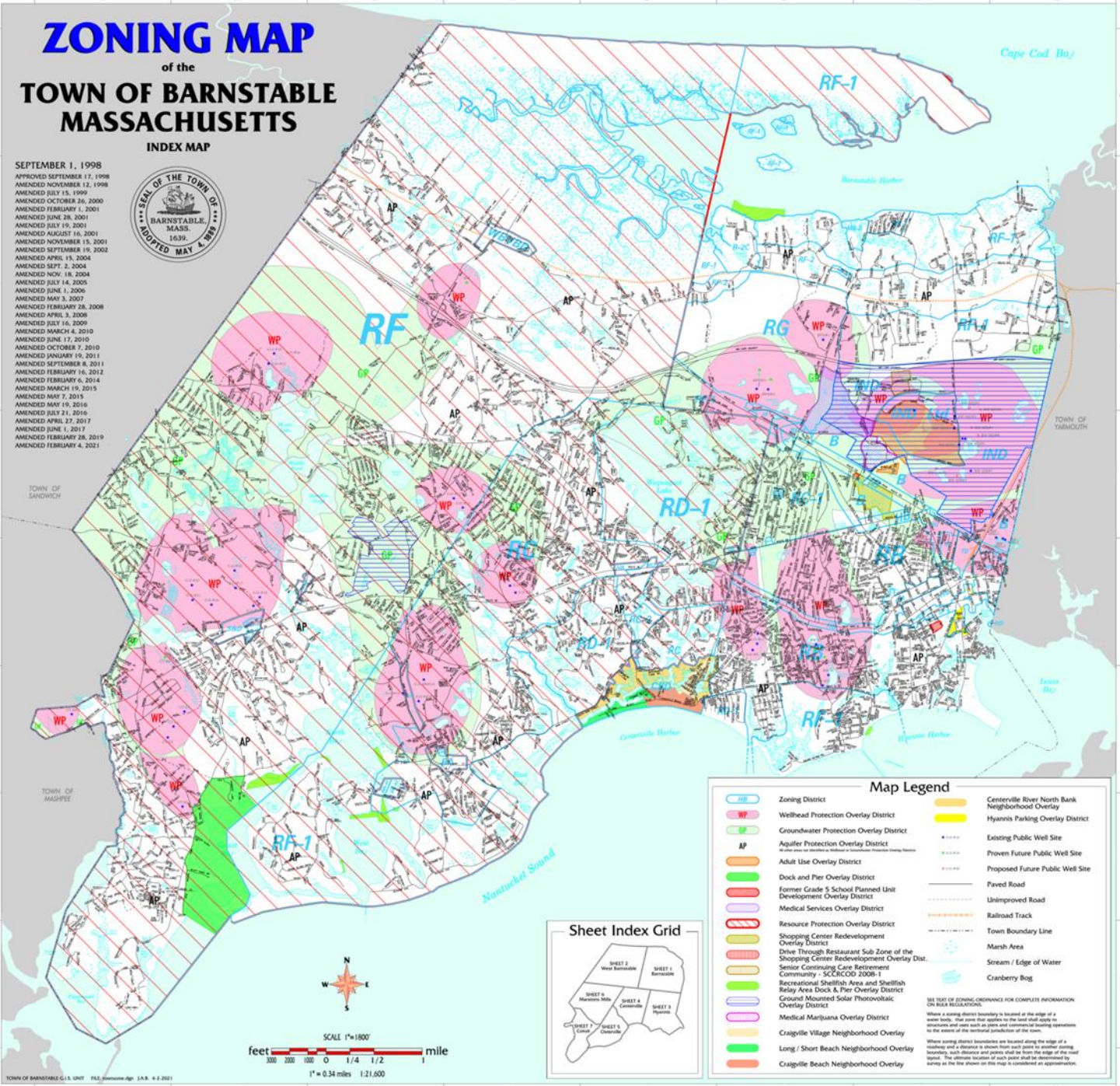
of the TOWN OF BARNSTABLE MASSACHUSETTS

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
 AMENDED JUNE 28, 2001
 AMENDED JULY 19, 2001
 AMENDED AUGUST 16, 2001
 AMENDED NOVEMBER 19, 2001
 AMENDED SEPTEMBER 19, 2002
 AMENDED APRIL 15, 2004
 AMENDED SEPT. 2, 2004
 AMENDED NOV. 18, 2004
 AMENDED JULY 14, 2005
 AMENDED JUNE 1, 2006
 AMENDED MAY 3, 2007
 AMENDED FEBRUARY 28, 2008
 AMENDED APRIL 3, 2008
 AMENDED JULY 16, 2009
 AMENDED MARCH 24, 2010
 AMENDED JUNE 17, 2010
 AMENDED OCTOBER 7, 2010
 AMENDED JANUARY 19, 2011
 AMENDED SEPTEMBER 8, 2011
 AMENDED FEBRUARY 16, 2012
 AMENDED FEBRUARY 6, 2014
 AMENDED MARCH 19, 2015
 AMENDED MAY 7, 2015
 AMENDED MAY 19, 2016
 AMENDED JULY 21, 2016
 AMENDED APRIL 27, 2017
 AMENDED JUNE 1, 2017
 AMENDED FEBRUARY 28, 2019
 AMENDED FEBRUARY 4, 2021



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H

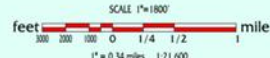


TOWN OF SANDWICH

TOWN OF MARSHFIELD

TOWN OF YARMOOUTH

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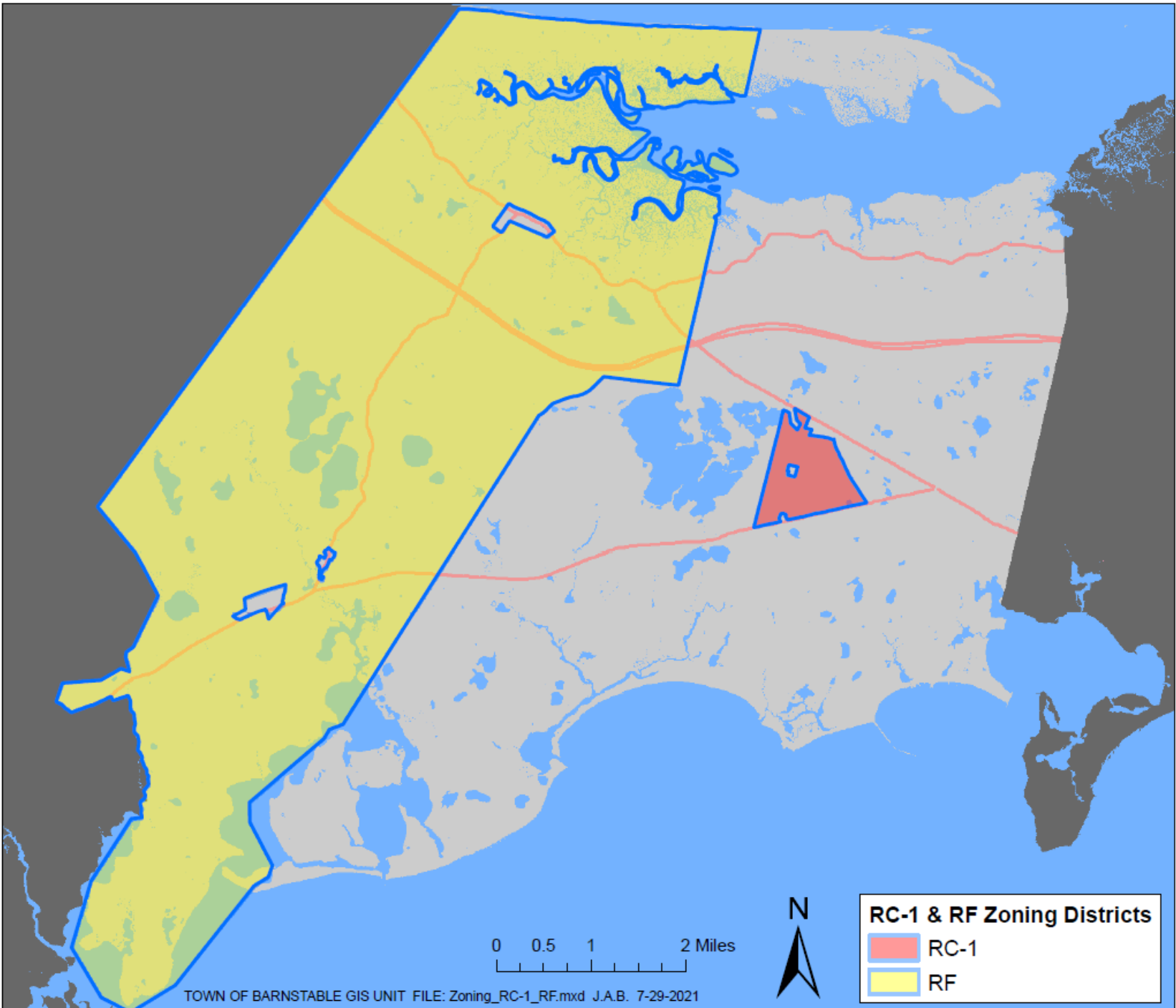


Map Legend	
	Zoning District
	Wellhead Protection Overlay District
	Groundwater Protection Overlay District
	Aquifer Protection Overlay District
	Adult Use Overlay District
	Dock and Pier Overlay District
	Former Grade 5 School Planned Unit Development Overlay District
	Medical Services Overlay District
	Resource Protection Overlay District
	Shopping Center Redevelopment Overlay District
	Drive Through Restaurant Sub-Zone of the Shopping Center Redevelopment Overlay Dist.
	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
	Centerville River North Bank Neighborhood Overlay
	Hyannis Parking Overlay District
	Existing Public Well Site
	Proven Future Public Well Site
	Proposed Future Public Well Site
	Paved Road
	Unimproved Road
	Railroad Track
	Town Boundary Line
	Marsh Area
	Stream / Edge of Water
	Cranberry Bog

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.





Process

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

- Council forwarded to the Planning Board;
- The Planning Board held a public hearing;
- **Town Council shall have a public hearing and 2/3 vote to formally adopt.**

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