

Home Based Business



Home based business in Hadley

What are the objectives of a home based business bylaw?

To promote economic development by allowing town residents a broad choice in the use of their homes as places of livelihood in residential areas, while protecting the character and quality of life in the neighborhood.

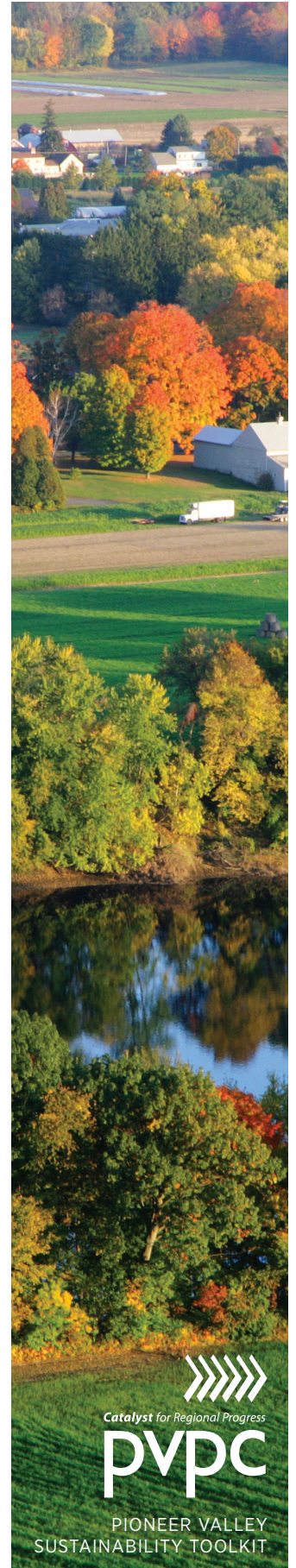
Why do we need a home based business bylaw?

A home based business bylaw is a useful economic development tool for rural communities or communities that want to promote and permit neighborhood businesses. It encourages local economic development opportunities by allowing entrepreneurs and small business owners the ability to run a small business out of the home. In addition, these bylaws provide standards to ensure that these small businesses protect neighborhoods and residential areas from adverse impacts, such as noise, lighting and traffic.

How do home based bylaws work?

A Home Based Business bylaw establishes three types of Home Business that would be allowed in a community, and establishes minimum standards for parking, screening, lighting, traffic, signage, and hours of operation. The three levels of homes based business are:

- » Home Occupation, which has no more than two (2) non-resident employees and occupies no more than 33% of the gross floor are of the home



- » Minor Cottage Industry, which has no more than five (5) non-resident employees and occupies no more than 49% of the gross floor area of the building for business purposes.
- » Major Cottage Industry has no more than ten (10) non-resident employees and may not use less than 33% of the gross floor area for business purposes.

The bylaw provides minimum performance standards for each type of home-based business. Home Occupations are allowed by right subject to these minimum standards while Minor and Major Cottage Industries require Site Plan Approval from the Planning Board. The minimum performance standards address such things as residency requirements, minimum dimensional requirements, parking standards, screening, lighting, traffic, signage, and hours of operation. The Planning Board may grant a waiver or amendment from one or more requirements of the bylaw if it finds that the waiver or amendment is in the public interest and meets the intent of the Bylaw.

A model bylaw or strategy is included in the Pioneer Valley Sustainability Toolkit.

FOR MORE INFORMATION, PLEASE CONTACT

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