

**Article I, Section 10. Customary Home Occupations**

On a residential lot containing a dwelling, any lawful occupation that is customarily carried on for compensation entirely within a dwelling unit (or in a building accessory thereto), may be permitted, provided:

- 1) A zoning permit indicating conformity with these regulations is first obtained from the Zoning Enforcement Officer;
- 2) The proposed home occupation is clearly incidental to and secondary to the residential use of the lot;
- 3) The proposed home occupation is not expressly listed as a prohibited use under Article V of these regulations;
- 4) The home occupation is owned and conducted primarily by one or more residents of a dwelling unit on the lot;
- 5) There are no more than three non-resident employees on the premises at any one time;
- 6) The exterior residential character of the dwelling and accessory structures is maintained;
- 7) No more than four (4) all-weather parking spaces are dedicated to the use or activity;
- 8) Adequate on-site parking is available for the use;
- 9) No on-street or off-site parking shall be allowed;
- 10) Such use does not create electromagnetic interference, noise, odor, vibrations, traffic, or other impacts or objectionable conditions that are noticeable off the premises;
- 11) No more than one-half of the finished floor area of the dwelling unit may be utilized for the home occupation;
- 12) One accessory building (new or existing) may be utilized for the home occupation, provided the floor area of the accessory building does not exceed one-third of the finished floor area of the dwelling unit. This area may be in addition to the area in the dwelling dedicated to the home occupation. Any existing accessory buildings on the lot may be used for storage related to the home occupation. Any outdoor storage shall be screened or otherwise located so as not to be noticeable off the lot;
- 13) No more than one sign shall be permitted for each approved home occupation, provided: (a) maximum size shall be 12 square feet per sign face (maximum two sign faces); (b) the sign shall be located on the same lot as the home occupation; (c) the sign shall not be internally

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illuminated (painted and/or carved wooden sign preferred); (d) sign illumination shall be designed to control objectionable or hazardous glare off the premises, and no such lighting or sign shall oscillate, flash, pulsate, or project a beam of light other than toward the sign; (e) no sign illumination shall be permitted between the hours of 10 p.m. and 6 a.m.; (f) maximum height of the sign shall be seven feet; and (g) the location of the sign shall not obstruct motorists' sight line nor pose a safety hazard; and

14) If any of the foregoing conditions cannot be met or are violated, the zoning permit for such home occupation shall be revoked by the Zoning Enforcement Officer, and such home occupation use shall be terminated.

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### To Open A New Home Occupation

If you would like to open a business that fits in with the above regulations, please fill out a '**Residential Zoning Permit for a Home Occupation**' application form which is available in the Woodstock Town Hall, Building Department. You will need to schedule an inspection with the Zoning Enforcement Officer who needs to ensure the proposed business does not exceed the regulatory limits mentioned above. There is a zoning fee of \$20 and a separate state fee of \$60.00. Following issuance of the Zoning Permit, you need to file a '**Trade Name Certificate**' with the Town Clerk and to fill out any necessary paperwork with the Assessor's Office.

For access to the entire Zoning Regulations document, please go to [www.woodstockct.gov](http://www.woodstockct.gov) Choose '**Boards/Commissions**' then '**Planning and Zoning (PZC)**' then '**Documents**' then download '**8/17/2007 Woodstock Zoning Regulations.**'

**Article I, Section 10** (on pages 8 & 9) has the same information shown above.

You can find more information regarding businesses on the town website: [www.woodstockct.gov](http://www.woodstockct.gov) Choose '**Boards/Commissions**' then '**Economic Development (EDC)**' then '**Links**' where you can find local business info and other links to Town, Regional, State and Federal resources.

**Please note:** It is your responsibility to follow through on all local, statewide and other requirements there may be for opening a business in Connecticut.