

Economic Development Commission: Home Based Occupations Town by Town Comparison

BLANK BOX = NOT SPECIFIED/MENTIONED

Visibility of Business – If Business Must be Within Dwelling, How Business can be Conducted, Non-Resident Employees, Etc.

Factor	<i>Must take place within the dwelling unit? Allowed within an Accessory building?</i>	<i>Limit of how much percentage of dwelling unit to be used allowed?</i>	<i>How can business be conducted?</i>	<i>Visits by customers allowed?</i>	<i>Are non-resident employees allowed?</i>	<i>Is a sign advertising a business allowed?</i>
Town or Proposal						
East Hampton 1987 Regulation						
East Hampton 2007 Proposal						
Colchester – Home Business	Yes, within dwelling		Mail, telephone, or computer	Expectation all business conducted not in-person	No	No
Colchester – Home Occupation	Yes, provided no change to character of dwelling or neighborhood	25% floor area limit not counting garage, attic, and the basement	No retail sales, understanding allows for patron and client visits	Understanding allows patron and client visits	Yes, 1 non-resident employee allowed	Yes
Plainville – Low Impact Occupations	Yes, within a single-family dwelling No, not in accessory building	10% of floor area	Phone, computer, facsimile machine, email	No clients, customers, or outside employees	No	Yes
Plainville – Moderate Impact Occupations	Yes, within a single-family dwelling No, not in accessory building	20% of floor area			Yes, 1 non-resident employee allowed	Yes
Haddam – Business Without Permit	Yes, on residential premises			No visitors or customers	No	No
Haddam – Business With Permit	Yes, on residential premises	25% of floor area or less than 500 sq. feet (whichever less)			Yes, 1 non-resident employee	Yes, no more than 2 sq. ft

Portland	Yes, within a dwelling	30% of floor area			Yes, 1 non-resident employee requiring a zoning permit Yes, 2 non-resident employees requiring a special permit	
Hebron	Yes, within a dwelling or accessory unit				Yes, 1 non-resident employee	Yes, with approval and no more than 2 sq. ft
East Haddam	Yes, within a dwelling or accessory unit	25% of total living area or less than 750 sq. ft (whichever less)	Use of home office, business phone, and mailing address		CONFLICTION: Wording mentions allowing 2 non-resident employees and elsewhere not allowing any	
Glastonbury	Yes, within a dwelling or accessory unit	25% of floor area	No on-site sales		Yes, 1 non-resident employee	Yes, one sign not more than 2 sq. ft
Marlborough	Yes, within a dwelling	25% of floor area 50% for major home occupation not counting garage, attic, or basement	No on-site sales	Permit occasion visits by clients and patrons (not more than 6 per day)	Allows 2 non-resident employees	
Factor	<i>Must take place within the dwelling unit? Allowed within an Accessory building?</i>	<i>Limit of how much percentage of dwelling unit to be used allowed?</i>	<i>How can business be conducted?</i>	<i>Visits by customers allowed?</i>	<i>Are non-resident employees allowed?</i>	<i>Is a sign advertising a business allowed?</i>

Visibility of Business – Storage of Materials Allowed, Preventing Offensive Noise and Light, Parking, Etc.

Factor	<i>Outside Storage of Materials Allowed? (Ex. storage, materials, equipment, machinery)</i>	<i>Ban storage of hazardous materials</i>	<i>Business can't create offensive/objectionable smells, noise, light, radio/TV interference (slight variations of wording)</i>	<i>Parking: On the Street or Not?</i>	<i>Allowed to have Commercial Vehicle on Property</i>
East Hampton 1987 Regulation					
East Hampton 2007 Proposal					
Colchester – Home Business	***Understanding all below for home occupations would similarly apply or not be applicable				
Colchester – Home Occupation	No outside storage of supplies, equipment, etc.	No hazardous or toxic materials stored on property or storing of fuel	Yes, can't create	No street parking	Yes, 1 commercial vehicle under 10,000 lbs. that is garaged or screened
Plainville – Low Impact Occupations	No			Not applicable as no visitors, customers, or outside employees allowed to be on premise	No, kept to passenger automobile or delivery vehicles (ex. UPS)
Plainville – Moderate Impact Occupations	No		Yes, as it relates to equipment, process, or instruction		
Haddam – Business Without Permit	"No exterior evidence of business"	Yes			
Haddam – Business With Permit	"No external evidence of the operation of the home occupation except for parking when deemed necessary"		Yes, can't create	Parking allowed in general when deemed necessary by commission	Yes, in accordance with applicable town provisions
Portland	"No external evidence of the home occupation"				Limited to 1 truck and 1 trailer
Hebron	No	"No health or safety hazard shall be created"	Yes, can't create	Need to provide adequate parking to meet use needs	

East Haddam	No	"No discharges of hazardous or toxic substance..." to air, groundwater, etc.	Yes, can't create	No street parking	Application must include commercial vehicles associated with business
Glastonbury	No	"No create a health or safety hazard"	Yes, can't create		Yes, 1 commercial vehicle with max one and a half ton capacity. Must be parked in garage, barn, etc. on lot
Marlborough	No		Yes, can't create	Must provide adequate parking and under circumstances allowed two additional parking spaces	1 commercial vehicle allowed
Factor	<i>Outside Storage of Materials Allowed? (Ex. storage, materials, equipment, machinery)</i>	<i>Ban storage of hazardous materials</i>	<i>Business can't create offensive/objectionable smells, noise, light, radio/TV interference (slight variations of wording)</i>	<i>Parking: On the Street or Not?</i>	<i>Allowed to have Commercial Vehicle on Property</i>

Applications: Who Gives the Permit Application Approval, Does a Separate Property Owner Need to Sign It

Factor	<i>Who Receives and Approves the Permit Application?</i>	<i>Application Must Include Details of Business (Ex. Property boundaries, location/size of signage, frequency of commercial vehicles associated with business, parking)</i>	<i>Does a property owner who is not the intended business owner need to give approval to operating a business?</i>	<i>Notification to neighbors of applying or approved permit for home business required?</i>
East Hampton 1987 Regulation				
East Hampton 2007 Proposal				
Colchester – Home Business	Understanding not applicable as it is “as-of-right”	N/A		
Colchester – Home Occupation	Zoning Enforcement Official	Yes	Yes, the property owner must give a letter of permission for applicant to apply to run a home business	
Plainville – Low Impact Occupations	Permitted by right under certain criteria	N/A		
Plainville – Moderate Impact Occupations	“Commission” Planning and Zoning?	Yes		
Haddam – Business Without Permit	No permit needed	N/A		
Haddam – Business With Permit	Planning and Zoning Commission	Consideration of traffic generation and uses on residential character of area		Yes
Portland	Understanding its approved by “Commission” Planning and Zoning?	Consideration of traffic generation		
Hebron	Understanding application made to the Director of Planning and potentially “Commission” Planning and Zoning? Permit Renewals by Zoning Enforcement Officer			
East Haddam	Planning and Zoning of Special Exception	Yes	Application would include “signature of the property owner and the applicant”	Yes

Glastonbury	Building Official with opportunity seek advisory opinion from Planning and Zoning Commission			
Marlborough				
Factor	<i>Who Receives and Approves the Permit Application?</i>	<i>Application Must Include Details of Business (Ex. Property boundaries, location/size of signage, frequency of commercial vehicles associated with business, parking)</i>	<i>Does a property owner who is not the intended business owner need to give approval to operating a business?</i>	<i>Notification to neighbors of applying or approved permit for home business required?</i>

Permits: Length of Permit and Can It Be Revoked, When Does Permit Expire or Discontinue

Factor	<i>Length of Permit</i>	<i>Permit expires upon moving or end of business</i>	<i>Can permit be revoked?</i>
Town or Proposal			
East Hampton 1987 Regulation			
East Hampton 2007 Proposal			
Colchester – Home Business	N/A	N/A	N/A
Colchester – Home Occupation		A new zoning permit must be secured if the permit holder moves Void upon end of business or sale or property	
Plainville – Low Impact Occupations	N/A	N/A	N/A
Plainville – Moderate Impact Occupations	Appears continuous since special exemption is to the property, not the applicant		“Commission” can revoke special exemption for home business if it fails to comply with conditions of approval
Haddam – Business Without Permit	N/A	N/A	N/A
Haddam – Business With Permit	Unclear of length, but site of permit shall be visited every 2 years by Zoning Enforcement Officer	Yes, if applicants no longer live on property, business ends, or allowed use never existed	Yes, if conditions of permit are violated. If permit is revoked, then 12 months must pass from that point until a new application for a permit is accepted
Portland			
Hebron	2 years unless renewed for additional periods of 2 years		Can be revoked if permit use no longer complies with regulation requirements
East Haddam		Permits carry over to new purchasers of property and are bound by the home occupation as previously approved. Duty of purchaser to research land record files	Expansion or alterations of an approved home occupation shall require a new application, however Planning & Zoning can waive new application requirement
Glastonbury			
Marlborough		Home occupation must be operated by the landowner of the property who must reside on the property	
Factor	<i>Length of Permit</i>	<i>Permit expires upon moving or end of business</i>	<i>Can permit be revoked?</i>

Limitations on Types of Businesses Allowed Under Home Based Occupation Regulations + See Regulations for Fuller Details and Examples

Factor	<i>Limitations on Types of Businesses Allowed to be Home Occupations</i>	
Town or Proposal		
East Hampton 1987 Regulation		
East Hampton 2007 Proposal		
Colchester – Home Business		
Colchester – Home Occupation		
Plainville – Low Impact Occupations		
Plainville – Moderate Impact Occupations	Yes, no contractors or classes/instruction of more than 1 student at a time	
Haddam – Business Without Permit		
Haddam – Business With Permit		
Portland	Yes, regulation has outline of several categories and examples given of home occupations allowed. Auto repairs, retail sales, and storage/warehousing specifically prohibited	
Hebron	Yes, commission may give approval to business conducting certain activities outside of dwelling No eating or drinking places, auto repairs, or retail sales unless goods assembled on premises	
East Haddam	Yes, limits such as to professions involving certification or license from the State of Connecticut, building or trade occupations, commercial salesrooms and shops, home industries, and instructional lessons	
Glastonbury		
Marlborough	Yes, cannot have businesses that beauty shops, bakeries, animal hospitals, dance studios, real estate offices, restaurants, and auto repairs	
Factor		