



## HOME OCCUPATIONS AND HOME BASED BUSINESSES

The East Hampton Planning and Zoning Commission, in conjunction with the Economic Development Commission, has developed regulations allowing for Home Occupations and Home Based Businesses in residential areas within East Hampton. This guideline has been developed to assist prospective business owners understand the new regulation and what needs approval.

### **Home Occupation**

#### *Section 8.4.O of Regulation*

A home occupation can be summed up as a business being run in the home that is undetectable from the street. These uses do not require a permit and can be carried on without any special permission from the Town assuming all of the requirements are met. If the following is true, you won't need a permit:

1. The occupation is carried on entirely within the interior of the residential dwelling or within a completely enclosed and permitted accessory building on the same lot as the dwelling unit;
2. The business is carried on only by the current residents of the dwelling;
3. There is no exterior signage, or other exterior evidence of the business;
4. No more than one commercial vehicle is visible from the street and neighboring properties;
5. There is no exterior storage of business related materials, supplies, machinery, or other equipment of any kind on the property;
6. There is no offer, display, or advertisement of any commodity or service for sale or rental from the property;
7. The business does not involve the regularly scheduled, or substantial quantities of deliveries of products or materials to the dwelling;
8. The business does not serve or allow visitors or customers at the property.
9. The business does not generate waste products which are disposed on the property, except sanitary waste incidental to residential use; and;
10. There is no objectionable noise or lights on the property associated with the business use;
11. There is no structural modification to the building.

### **Home Based Business**

#### *Section 8.4.P of Zoning Regulation*

A Home Based Business can be summed up as a business being carried out in the home that is detectable from the outside and involves a more intense use than a Home Occupation. While there is no specific restriction on what types of businesses can be carried out with a permit, the Zoning Enforcement Officer has discretion over the issuance of a permit and may refer the application to the Planning and Zoning Commission.

These businesses require a permit signed by the Zoning Enforcement Officer prior to the start of operations.

### **Applying for a Permit**

An application specific to Home Based Business has been created and must be submitted to the Land Use Department. The form must be completely filled in and submitted along with a site plan showing all pertinent information including all existing property features, parking, storage areas, and other proposed changes. The ZEO will advise you if other approvals are necessary.

### **Existing Businesses**

#### *(prior to April 1, 2022)*

If you are currently operating a home based business which existed prior to April 1, 2022, you may continue to do so without written approval. However, if any part of your operation will change (signage, additional traffic, etc), you will need a permit and you will need to comply with the regulations.

**Questions? Please contact the Land Use Department.**