

**TOWN OF GROTON
ZONING REGULATIONS
HOME OCCUPATION**

(Administrative Site Plan Application required)

**SECTION 7
SUPPLEMENTARY REGULATIONS**

7.1-11 Home Occupation (Eff: 6/1/91)

Home occupations are permitted accessory uses in one and two family dwellings in the R, RS, RU, RMF, and OMF districts, subject to the following conditions:

- A. The home occupation shall not occupy more than 25% of the gross floor area of the dwelling unit or 500 sq. ft., whichever is less.
- B. The home occupation shall not change the exterior residential character of the dwelling in any visible manner.
- C. The home occupation shall not result in any increase in pedestrian or vehicular traffic in excess of what is normally associated with a dwelling unit.
- D. The home occupation shall be clearly incidental to the residential use of the dwelling. The occupation may involve only residents of the dwelling unit, except in zoning districts where the minimum lot area permitted is 40,000 square feet, or greater, one non-resident employee is allowed.
- E. The home occupation shall not display or advertise any commodity or service for sale on the premises, nor shall it store any materials, products, or equipment outside of the space allocated in subsection A. above.
- F. The home occupation shall not create any noise, odor, dust, vibrations, smoke, gas fumes, radiation, electromagnetic interference, lighting, or unsightly conditions noticeable on or off the lot.
- G. On-site parking spaces shall not be provided for clients, patients, customers or patrons. Parking spaces shall be

provided for the principal use in accordance with Section 7.2-3.

SECTION 2 DEFINITIONS

HOME OCCUPATION: An accessory use which produces a good or service for financial gain, is conducted entirely within and/or from a principal dwelling, carried on by the residents thereof, and which use is incidental and subordinate to the residential use of the dwelling. (Eff: 6/1/91)

SECTION 8 ADMINISTRATION AND ENFORCEMENT

8.4-1 C. Administrative Site Plan Approval

Site plan review and approval may be granted by the Director of Planning and Development or designee for minor land uses, incidental filling with or removal of earth products in quantities not exceeding 1,000 cubic yards, and modifications to previously approved site plans where the proposed use or modification does not significantly affect the intensity of the use, the building footprint, traffic circulation, public safety, and impact on surrounding areas. Application shall be made on a form prescribed by the Planning Department and the amount and detail of information required for submittal shall be determined by the Director of Planning and Development or designee and be consistent with Section 8.4-4 of these regulations. All other applicable requirements of the Zoning Regulations must be met during the administrative site plan review process. (Eff: 1/1/02)

Applicants for administrative site plan approval shall be notified in the event that the Director of Planning and Development or designee will not administratively act on submitted plans, in which case the application will be automatically submitted to the Planning Commission. The Director of Planning and Development or designee shall approve, modify and approve, or disapprove all applications for administrative site plan approval within 65 days after statutory receipt of such application and the applicant may consent to one or more extensions of such period, provided the total period of any such extension shall not exceed two further 65-day periods. Any person aggrieved by the decision of the Director of Planning and Development or designee may apply to the Planning Commission for site plan approval pursuant to Section 8.4-1 of these regulations. (Eff: 1/1/02)