

## Draft Amendments to Home Occupation By-Law Provisions

*Article \_\_\_\_\_ . To see if the Town will vote to amend Section XVIII.1.(A)(1), Section XVIII.1.(A)(3), and Section XVIII.1.(B)(2) of the Zoning By-Laws by deleting the current provisions and adopting the following new provisions:*

### Section III.1(G)(b)

- (b) Subject to a special permit granted by the Planning Board as provided in Section VIII.3 of this By-Law (i) home specialty retail **or home specialty services**; (ii) bed-and-breakfast, (iii) short-term rentals, or (iv) boarders, as defined in Section XVIII.1.(B).

### Section XVIII.1.(A)

- (1) Home Office: A home office providing services, which may include **occasional meetings with** clients on the premises, including but not limited to medicine, law, engineering, fine or domestic arts and crafts, software development, insurance, notary public, real estate broker, appraiser, surveyor, accountant, tax preparer, clerical services, financial advisor, consultant and similar services.
- (3) Home Business Workshop: the business or **workshop** of a painter, carpenter, landscaper, electrician, **contractor**, computer technician, or similar trades, which may include crafting products **and occasional meetings with** clients on the premises.

### Section XVIII.1.(B)(2)

**The purposes of this Section XVIII.1.(B)(2) are to allow by special permit and site plan review additional and diverse uses that are consistent with Princeton's dominant rural residential and agricultural character, while providing economic opportunities for residents working from their homes. Special permits under this Section XVIII.1.(B)(2) are personal to the current owner, and are for one year but may be renewed annually in January on an application for renewal approved by the Planning Board at a public meeting, A public hearing is not required on an application for renewal unless a neighbor has complained in writing to the Planning Board that the use has negatively impacted the neighborhood.**

- (a) Home Specialty Retail: the sale **by the home occupation operator** to customers at the premises of specialty products made **primarily** on the **premises by the home occupation operator, their family and employees**, including but not limited to **clothing**, baked goods, or arts and crafts, or **the sale of** collector's items, such as antiques, books, artwork and similar products.
- (b) **Home Specialty Services: the regular provision of personal services by the home occupation operator to customers at the premises, including but not limited to cosmetology, personal fitness training, tutoring, computer software and instruction, dog training, and similar services.**
- (c) **Any Home Specialty Retail or Home Specialty Services businesses in Residential-Agricultural Districts in existence at the time of adoption of this amendment which are being conducted without a special permit must apply for and receive a special permit not later than December 31, 2027.**

*Or take any other action relative thereto*

(For convenience, the proposed new language is in **bold face**)