



Town of Lakeville

346 Bedford St
Lakeville, MA 02347

Official use:

Fee: \$50.00

Cash/Ck #: _____

Date: _____

Permit #

Application for Home Occupation Permit

In compliance with Zoning By-Law 6.4

Please Print

Owner of Record:

D/B/A (Name if Applicable):

Property Address:

Map/Block/Lot:

Zoning District:

Lot Size (Area)

Type of Business or Home Occupation Proposed:

Number of People expected to be at this Home Occupation	
Total Area of Dwelling & Accessory Building	
Total Area to be used for Business	

Will the activity conform to the Home Occupation By-Law?

☐ Yes ☐ No

Will a sign be erected for this Home Occupation?

☐ Yes ☐ No

Name of Applicant (print): _____

Signature of Applicant: _____

Phone: _____ Date: _____

Reviewed & Approved by: _____
Building Commissioner/Zoning Enforcement Officer

Date: _____

☐ Home Occupation Issued

☐ Home Occupation Not Needed At This Time

Note: You must go to the Town Clerk to obtain a Business Certificate



Town of Lakeville

346 Bedford St.

Lakeville, MA 02347

Phone: 508-946-8800 Fax: 508-946-3970

From the office of
Town Clerk

To Whom it May Concern:

Massachusetts General Laws, Chapter 110, Section 5 **requires** any person conducting business in the Commonwealth under any title other than the real name of the person conducting the business to file in the office of the Town Clerk a business certificate*

No representations as to the legality of such business under any state statute, building code, town by-law or zoning by-law are made by the acceptance of such a business certificate by the town clerk's office.

This law enacted to protect creditors with whom traders contract under artificial description which, in the absence of such a certificate, might enable actual or responsible debtors for want of identification to escape liability.

The public should not rely on this certificate for other than its stated purpose and should contact the Office of the Building Inspector and Zoning Enforcement Officer for determinations.

*On October 4, 1985 Chapter 110, Section 5 was amended as follows:

"A certification issued in accordance with this section shall be in force and effect for four (4) years from the date of issue, and shall be renewed each four (4) years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed".

(Chapter 337, Acts of 1985)



6.4 Home Occupation

A home occupation is defined and regulated as follows:

6.4.1 Home occupation is the use of a room or rooms in a dwelling and/or accessory building on the premises for a business activity carried on by the person or persons who live in that dwelling. A home occupation is a profession, trade, craft, activity, or other legal use conducted for financial gain. Such use must be clearly incidental and subordinate to the primary residential use of the premises. The purpose of these standards is to strictly limit the size, type, and intensity of a proposed home occupation so that the residences and residential properties do not become retail, commercial, or industrial in appearance or character.

6.4.2 A home occupation is permitted, upon the property owner filing an application with the Building Department for and receiving a home occupation permit reflecting the change of use, provided that the home occupation conforms to the following standards and requirements:

6.4.2.a The activities of the home occupation are primarily interior to the principal residential dwelling and/or accessory building, and do not substantially alter the residential appearance of the property.

6.4.2.b The home occupation shall be accommodated within an existing dwelling and/or accessory building and said dwelling and/or accessory building shall not be expanded to accommodate the occupation. Any accessory structure associated with the business use, such as a garage or shed, must be only for the storage of supplies, materials, tools, equipment, and/or vehicles. Building of a garage, shed, or any structure specifically for use in or by the home occupation is not permitted.

6.4.2.c No more than twenty-five percent of the total useable floor area of the residences and accessory building shall be used for the home occupation, which includes useable basement floor area.

6.4.2.d No more than three people who are not residents of the dwelling shall be employed on the premises in the home occupation. All primary business activities connected with the home occupation shall occur inside the dwelling and/or accessory building or off the premises. For the purposes of this bylaw, any person who works at a business activity shall be considered as and counted as an employee of the home occupation. This includes, but is not limited to, a sub-contractor, a fee-for-service contractor or professional, and/or a person who rents business space within the home occupation.

6.4.3.e No more than three commercial vehicles registered to the home occupation or to any employee shall be parked on the premises. Any such vehicles shall not be offensive as to noise, emissions, odors, or vibration to the residential community. No vehicle used in the home occupation shall exceed 26,000 lbs. gross vehicle weight (GVW) nor shall require a Commercial Driver's License (CDL). Any ancillary registered vehicle, such as a trailer, shall be considered as and counted as a commercial vehicle of the home occupation. Any such trailer shall have no more than a 6,000lbs. GVW. The total GVW of any trailer and towing vehicle shall not exceed 26,000lbs.

6.4.3.f No offensive noise, smoke, vibration, dust, odors, heat, light, or glare shall be produced by the home occupation. There shall be no exterior announcement or display of the home occupation except for a single unlighted sign on the premises. This sign shall not exceed two (2) square feet in area, as provided in Section

6.6.4.3. The sign shall conform in all other ways to the relevant portions of the Town bylaws. Any and all products, supplies, materials, tools and/or equipment shall be stored in an appropriate storage shed or building materials, tools and/or equipment allowed under this bylaw shall not include junk, scrap, waste or hazardous materials, and shall not create an undesirable or inappropriate environment in a residential area.

6.4.3.g Vehicular traffic generated by the home occupation shall not increase in volume, type, noise, or hours normally expected in residential neighborhood.

6.4.2.h Acceptable off-street parking must be provided for employees and customers. No on-street parking is permitted for vehicles associated with a home occupation, including customers' or clients' vehicles.

6.4.2.i All structures used for home occupations must comply with all applicable federal, state and local laws and regulations.

6.4.2.k The owner of a home occupation will register said home occupation with the Town Clerk. Said registration does not constitute a business license, business permit, or business certificate. (Adopted June 14, 2004; approved by Attorney General September 16, 2004).