

Delete existing section 3.3. C. Special Exceptions for Home Occupations

Add new section 3.2.4 Home Occupations

1. **Home Occupations as defined in this ordinance are permitted in this district subject to the following rules.**
 - a) Persons proposing a home occupation under the below conditions shall apply to the Planning Board for a Site Plan Review. The Planning Board has the sole responsibility for determining the degree with which a home occupation will adhere to the requirements of the site plan review regulations.
 - b) Where permitted within a single dwelling unit and only by the person or persons maintaining a dwelling therein who are permanent residents of the Town of Kensington.
 - c) **Evidence of use:** The home occupation shall not display or create outside the dwelling any evidence of home occupation except a permitted sign not to exceed four (4) square feet in area. (Requires a sign permit)
 - d) **Extent of use:** The home occupation shall not utilize more than twenty-five (25) percent of the gross floor area (including basement) of the dwelling unit.
 - e) **Permitted use:** such home occupation use is clearly incidental and secondary to the use of the dwelling unit for residential purposes and that adequate provisions are made for off street parking.
 - f) Any change in the nature of the grounds upon which the original approval was granted, including change of ownership, requires a re-application and a new public hearing for site review before the planning board as provided. (Adopted 03/1994)
 - g) No more than one (1) commercial vehicle may be kept overnight at the premises.
 - h) If the home occupation meets all the standards of this section and creates no external changes, no sign is required and no business-related traffic results from the activity, then no Planning Board review is required.

