



City of Taunton, Massachusetts
DEPARTMENT OF
PLANNING AND CONSERVATION

Location: 15 Summer Street
Mailing address: 141 Oak Street
Taunton, Massachusetts 02780

Kevin R Scanlon, Director/ Planner AICP
Michele Restino, Conservation Agent

Phone 508-821-1051, 508-821-1043
Phone 508-821-1095 Fax 508-821-1665
<http://tauntonma.virtuالتownhall.net/Pages/index>

Establishing an Accessory Business Use in a Residence

Business uses (such as commercial, industrial etc) are not permitted in many areas of the City. These areas include the Rural Residential, Urban Residential, and Suburban Residential Districts. Also, residentially used properties in business districts may not desire or be able to reclassify their properties as commercially used properties. In order to accommodate certain business uses on these lots and within these areas section 5.2.1 of the Taunton Zoning Ordinance was established to allow the establishment of accessory business uses in residential structures in all districts. The types of accessory businesses allowed shall be limited to professional offices and storage of materials only for other types of businesses. This means that the primary use of the structure must be residential in nature and that the accessory business use shall comply with the following restrictions and requirements at all times;

- _____ 1. That no signs are erected or displayed at the location at any time
- _____ 2. That no vehicles in excess of 7500 pounds shall be parked at the location
- _____ 3. That no more than one vehicle shall be used in conjunction with the business use
- _____ 4. That the general public (customers and clients) shall not be invited to, come to or frequent the location to benefit from or use the business use
- _____ 5. That the business use shall not be advertised using the locations street address. All advertisements shall have either a Post Office Box or no address listed.
- _____ 6. That no additions or new buildings shall be constructed to conduct the activity
- _____ 7. That the business use shall not exceed more than 20% of the residential structure or unit or require the use of more than 75% of the gross floor area of an existing accessory building (ie garage, shed etc)
- _____ 8. That the business shall not employ any individual that does not reside at the location of the proposed activity.
- _____ 9. All storage of materials and all business activities shall occur within the confines of existing structures and no outdoor activities shall occur at any time on-site.

If you do not comply with all of the restriction set forth above in items 1 through 9, the proposed activity constitutes the establishment of a business use as a primary use at the location and it cannot be considered accessory and the activity cannot be established under this procedure.

Address of Activity: _____ Zoning District: _____
Description of Business and Activity to be conducted at the above address: _____

I acknowledge that conducting the above proposed accessory business activity will not establish a business use at the above stated location pursuant to the Taunton Zoning Ordinance and Massachusetts General Laws Chapter 40A and consequently will not entitle the location of the accessory business use to any of the benefits and protections to be had by establishing a business use under such local zoning ordinance and state statute. I understand that a business certificate from the City Clerk is necessary to conduct the proposed business activity. The issuance of a business certificate for a location does not constitute the establishment of a business use for zoning purposes.

Property owner/ Condo Association Representative

Signature of Tenant or Condo Owner

City Planner/ _____

Date: _____

Fee \$25.00, Check made out to City of Taunton