



FACT SHEET HOME OCCUPATIONS



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In the current economy with today's technology, working from home is as popular and as accessible as ever. If you live in a residential district in Bedford, you are permitted to conduct a home occupation, subject to some requirements. In Bedford, Home Occupations are classified in two categories - Level I and Level II.

Level I Home Occupations are permitted without Planning Board approval. Level II Home Occupations are also permitted but are subject to Planning Board review and approval. Some businesses are not appropriate to operate in a residential district. If you have a larger business, one that generates significant traffic, or impacts the residential character of your property, then you should consider locating in a commercial district. The Planning Department staff would be happy to discuss potential locations with you.

Is a Home Occupation right for you? This fact sheet describes how home occupations are permitted in Bedford. For specific questions on this subject, please contact the Planning & Zoning Department at (603) 472-5243 or at planning@bedfordnh.org.

REQUIREMENTS FOR ALL HOME OCCUPATIONS

- 1. No more than one commercial vehicle associated with home occupation stored on premises**
- 2. No more than 650 square feet of interior space of the residence, including attached barns or garages, shall be devoted to the home occupation. Home occupations requiring outdoor space or which operate from structures detached from the primary residence are prohibited, including detached garages or barns.**
- 3. No displays associated with the home occupation shall be visible from the street**
- 4. The Home Occupation does not diminish the residential character of the neighborhood**

More than any single requirement, the Planning Board is concerned with maintaining the residential character of neighborhoods. The Zoning Ordinance specifically prohibits detrimental impacts associated with "exterior appearance, traffic, emissions of odor, smoke, dust, noise, electrical disturbance, or on-site storage of hazardous materials..., or in any other way."



REQUIREMENTS FOR LEVEL I HOME OCCUPATIONS

Home Occupations that meet the following requirements, in addition to those outlined on the front of this document, are classified as Level I Home Occupations, are permitted without Planning Board approval. If you are unsure if you qualify, contact the Planning Department for more information.

1. No Non-resident employees

Only residents of the home may work in the Home Occupation.

2. The Home Occupation shall generate no additional vehicular traffic beyond what is generated by the residence.

If your home occupation will generate any traffic to the residence, including for deliveries and shipments, it is classified as a Level II Home Occupation.

3. The Home Occupation shall not include signage

REQUIREMENTS FOR LEVEL II HOME OCCUPATIONS

All other home businesses are Level II Home Occupations. Level II Home Occupations require Planning Board approval.

1. The Home Occupation must be carried on strictly by the homeowner, who must reside in the home

If the owner moves, the home occupation must be discontinued within three months.

2. No more than two non-resident employees

3. A minimum of two off-street parking spaces shall be provided plus 1.5 spaces per employee

4. If the home occupation is a day-care facility, special requirements apply. Contact the Planning Department for more information.

5. Septic system design for uses with larger wastewater volumes must be verified by a licensed Septic Engineer.

This applies to salons, daycare facilities, and any business with significant wastewater demands.

6. A Certificate of Occupancy or Compliance must be issued by the Building Dept. prior to opening

Contact us!

The Planning Department is available to answer zoning & land use questions regarding Home Occupations at (603) 472-5243 or planning@bedfordnh.org. The Building Department, which can address questions on building permits, septic issues, or Certificates of Occupancy/Compliance, is available at (603) 472-4565 or safety@bedfordnh.org.