

Home Occupations in the Unorganized and Deorganized Areas of Maine

What is a home occupation business?

People in rural Maine often live where they work, and work where they live. Residential areas are not just bedroom communities, but places where people work from home and create businesses such as daycares, guide services, professional offices, small engine repair, farm stands, firewood businesses, or other businesses that can fit in well with residential development.

A home occupation is a business, profession, occupation, or trade undertaken for gain or profit which (a) is secondary to the use of the dwelling for residential purposes; (b) is wholly carried on within a dwelling or accessory structures; (c) is carried on by a resident of the dwelling; and (d) uses no more than 50% of the dwelling's floor area or the total combined floor area of the dwelling and accessory structures in which the occupation is carried out. A minor home occupation uses no more than 1,000 square feet of floor area. A major home occupation uses no more than 1,500 square feet of floor area.

What are the requirements for a home occupation business?

The following is a simplified summary of the Commission's home occupation requirements. For additional details, or to obtain a complete copy of these requirements (Section 10.27,N of the Commission's *Land Use Districts and Standards*), contact the LUPC office that serves your area.

Standard	Minor Home Occupations	Major Home Occupations
Maximum floor area used by home occupation (does not apply to child/adult day care services)	1,000 sq. ft.	1,500 sq. ft.
Employee limits (other than resident family)	No regular employees	Up to 2 outside staff at any time
Client limits for child/adult day care services	Up to 6 children or adults	Up to 12 children or adults
Outdoor activity areas	May be used only for child day care/adult day services	
Signs in D-RS, D-RS2, and D-RS3 subdistricts (in other subdistricts - see Section 10.27,J)	1 unlighted sign, up to 2 sq. ft. in size	1 unlighted sign, up to 4 sq. ft. in size
Vehicles and heavy equipment limits	Up to 1 tractor truck/semitrailer and 1 piece of construction equipment	Up to 4 tractor trucks, semitrailers, or pieces of construction equipment
Nuisances	No noise, vibration, smoke, fumes, dust, odors, heat, light, glare, electrical interference, etc. that exceed levels common to residential areas	
Traffic (does not apply to child/adult day care services)	No clients, customers or students for sales or services on a regular basis	Not significantly more than a residence
Parking (does not apply to child/adult day care services)	Only occasional, short-term parking	Up to 6 parking spaces, off-street, and screened
Hazardous wastes	Household quantities only	No more than "Small Quantity Generators"