



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
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Candace Havens  
Director

Beth Kirsch  
27 Waldorf Rd  
Newton, MA

January 6, 2015

Dear Ms. Kirsch,

I am writing in response to an inquiry regarding a zoning determination for a proposed business making chocolates and teaching classes to do so in Newton, Massachusetts. This use falls under the category of a "Home Business", per Section 30-8(c), and is subject to the provisions of that section and others within the City Ordinance.

Section 30-8(c) of the Zoning Ordinance states that a single home business per dwelling unit may be permitted as an accessory use, so long as the business doesn't violate any of the following:

1. The home business is clearly incidental to the residential use, and doesn't change the residential character.
2. The total area of the dwelling unit utilized for the home business cannot exceed 30% of the ground floor area of the dwelling unit
3. Not more than one non-resident may be employed
4. Not more than three customers may be present at any time
5. There may be no on-premises storage of merchandise for sale, except where the merchandise for sale is produced entirely on-site
6. There may be no exterior display or storage of merchandise, and no exterior indication of the business other than one non-illuminated sign no greater than one square foot
7. There may be no retail or wholesale sale of merchandise on the premises.
8. The home business may not be disruptive to the neighborhood
9. You must supply two parking spaces for the single-family residential use of the premises, as well as one additional parking space for each 200 square feet. If more than one stall is required for the business, the total number of stalls required is reduced by one stall.

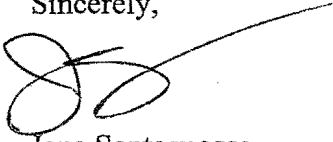
The Board of Aldermen may grant a special permit to waive the limit on the number of employees, to allow for more than 30% of the ground floor area to be used for the business, to allow for more than three customers at any one time, and to waive the off-street parking requirements.

Finally, please be sure to check with the Board of Health and the City Clerk's office to make sure you meet whatever standards they require.

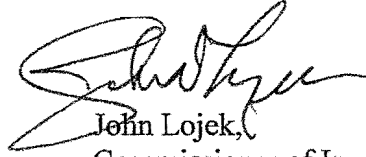
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2015 MAR 27 AM 11:28  
DAVID A. CROFT  
NEWTON, MA 02459

If you have any further questions about the zoning compliance of the use, please do not hesitate to contact me.

Sincerely,



Jane Santosuosso,  
Chief Zoning Code Official



John Lojek,  
Commissioner of Inspectional Services

Cc: Aexandra Ananth, Chief Planner for Current Planning  
James Freas, Acting Director of Planning and Development