

CITY OF BROCKTON

1. In City Council April 24, 2023,
ORDINANCE: Be it ordained by the
City Council of the City of Brockton,
Appendix C – Zoning, Article III,
General Regulation and Permitted
Modifications is hereby amended as
follows: Home Occupation – As a Right
One home occupation may be allowed
on any premises as a right, provided
that the home occupation:
 1. Is conducted solely within a dwelling
and solely by the person(s) occupying
the dwelling as a primary residence;
 2. Is clearly incidental and secondary to
the use of the premises for residential
purposes;
 3. The business itself is conducted indoors
wholly within the confines of the
residential dwelling or an accessory
structure;
 4. Excludes the sale of retail on premises;
 5. Does not utilize exterior storage of
material or equipment;
 6. Does not produce offensive noise,
vibration, smoke, dust, odors, heat,
lighting, electrical interference,
radioactive emission or environmental
pollution;
 7. Does not exhibit any exterior indication
of its presence or any variation from
residential appearance;
 8. Does not produce traffic generated by
such home occupation in greater
volume than would be normally
expected in the immediate
neighborhood;
 9. Parking is limited to no more than one
commercial motor vehicle, which shall
not be parked on the street or on
permeable land;
 10. Is registered with the City Clerk; And
 11. Is properly licensed, as required, if
applicable.

The term commercial vehicle as used in
this ordinance shall mean a sport utility
vehicle or passenger van, or a pickup
truck or cargo van with markings on the
vehicle. Prohibited vehicles include any

vehicle which has a vehicle weight, or curb weight, of more than six thousand pounds, as per the manufacturer's description of said vehicle, and any vehicle which has five or more wheels on the ground, except for a pick-up truck that is registered to an individual and is used exclusively for personal use.

Home Occupation – By Special Permit

A home occupation may be allowed by special permit issued by the Board of Appeals provided that it:

1. There are no employees other than full time residents of the premises, aside from a family day care licensed by the Commonwealth of Massachusetts to provide family day care, as defined in G.L.c.28A;
2. Does not exhibit any exterior indication of its presence, or any variation from residential appearance, except for a sign or name plate;
3. A special permit for such use is granted by the Board of Appeals, subject to conditions, including but not limited to, restrictions of hours of operation, maximum floor area, off-street parking, and maximum number of daily customer vehicle trips. Such special permit shall expire upon transfer of the property and the new owner shall require a new special permit. Be it further amended that “Home Occupation” as defined in Article II, Section 27-61 is hereby stricken.

In City Council August 28, 2023, passed to a third reading As Amended by a hand vote. Councilors Mendes, Minichiello, and Rodrigues absent. In City Council September 11, 2023, Ordained as Amended by a roll call vote taken by “yeas” and “nays” ten members present and all voting in the affirmative. Councilor D’Agostino absent.

2. In City Council April 24, 2023, ORDINANCE: Be it ordained by the City Council of the City of Brockton, Appendix C – Zoning, Article III,

Section 27-20 “Accessory Structures” hereby amended by inserting the following new subsection as follows:

5. Fences shall not exceed six (6) feet on the rear and sides of the lot and shall not exceed four (4) feet on the front of the lot. Corner Lots shall be subject to the conditions stated in subsection (4) above. Any side yard fences that extend from the front property line are limited to four (4) feet in height for the first ten (10) feet of the fence, beginning at the front property line. After this ten (10) foot distance, the fence may return to the maximum height as noted above.

3. In City Council April 24, 2023, ORDINANCE: Be it ordained by the City Council of the City of Brockton, Article III – General Regulations and Permitted Modifications of the City’s Zoning Ordinances, is hereby amended as follows: Subsection 27-5 – Exterior Stairways above the ground floor. A special permit shall be required for any exterior stairway above the ground floor. Exterior stairways for deck access for single family dwellings are excluded from the special permit requirement.
4. In City Council April 24, 2023, ORDINANCE: Be it ordained by the City Council of the City of Brockton, Article V – Special Uses of the City’s Zoning Ordinances, Section 27-38 “Standards” is hereby amended as follows: Subsection 27-38(j) shall be deleted in its entirety.

In City Council August 28, 2023, Ordinance 2-4 passed to a third reading by a hand vote. Councilors Mendes, Minichiello, and Rodrigues absent. In City Council September 11, 2023, Ordained by a roll call vote taken by “yeas” and “nays” ten members present and all voting in the affirmative. Councilor D’Agostino absent.

The foregoing Ordinances are on file in the City Clerk’s Office and on the City’s website in their entirety for review by interested parties.

Timothy J. Cruise, City Clerk

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