



Code of Ordinances Chapter 38 – Zoning

Sec. 38-502. - Home occupations.

Home occupations, where permitted, are subject to the following extra standards:

- (1) No article or service is to be sold or offered for sale on the premises, except such as is produced by such occupation.
- (2) Such occupation shall not require internal or external alterations or construction features, equipment, machinery, outdoor storage, or signs not customary in residential areas.
- (3) One non-illuminated nameplate, not more than six square feet in area, with a maximum height of three feet, containing only the name and occupation of the resident of the premises. (See Sec. 38-626 (m) for all requirements.)
- (4) Only residents of the dwelling unit may be engaged in the home occupation.
- (5) No more than one room in the dwelling shall be employed for the home occupation.
- (6) A home occupation must be conducted within a dwelling which is the bona fide residence of the principal character or in an accessory building thereto which is normally associated with a residential use.
- (7) No outdoor storage shall be permitted.
- (8) No alteration to the exterior of the buildings shall be made which changes the character thereof as a residence.
- (9) No use shall require internal or external alterations or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure of the fire district in which the structure is located.
- (10) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- (11) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or cause fluctuation in the line voltage of the premises.
- (12) There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- (13) Home occupations not permitted: The following uses, by the nature of the investment or operation, have a pronounced tendency once started to rapidly increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses specified below shall not be permitted as home occupations:

Antique shops.	Mortuaries.
Auto repair, major or minor.	Nursery schools.
Barbershops.	Painting of vehicles, trailers or boats.
Beauty salons.	Private clubs.
Dancing schools.	Real estate offices.
Dental offices.	Renting of trailers.
Funeral home.	Repair shops or service establishments, except the repair of electrical appliances, typewriters, cameras, or other similar small items.
Gift shop.	Restaurant.
House-to-house salesman.	Stables.
Insurance offices.	Tourist homes.
Kennels.	Veterinary clinic or hospital.
Medical offices.	
Medical or dental clinic or hospital.	

(Ord. No. 62, § 7-14.22, 08/11/1984; Ord. No. 207, § 38-626 (m), 02/06/2012)

Cross reference— Businesses, Ch. 6; **State law reference**— Residence used to give instruction in craft or fine art to be permitted as a home occupation, MCL 125.271a.