

Home Occupation Ordinance Comparison:

	Current	4/6/21 CPC Recommended
Where permitted	All Residential and Mixed-Use Districts (Accessory Use Table) All Residential Zoning Districts (Specific Regulations)	In any dwelling unit, all Residential and Mixed-Use Zoning Districts
Exempt Home Occupations		a. Artists, sculptors, and composers not selling their artistic product to the public on the premises; b. Craft work, with no sales permitted on the premises; c. Home offices with no client visits to the home permitted; and d. Telephone answering and message services.
Permitted Home Occupations	Uses that may qualify as "Home Occupations" are not limited to those named in this paragraph (nor does the listing of a use in this paragraph automatically qualify it as a Home Occupation); accountant, architect, artist, author, consultant, tailor, individual musical instrument instruction, individual academic tutoring, millinery, preserving, and home cooking	a. Accounting, tax preparation, bookkeeping, and payroll services b. Occupations compliant with the Michigan Cottage Food Law (PA 113 of 2010, as amended) c. Computer repair, training, systems design and related services d. Drafting, engineering, architecture, landscape architecture, and interior decorating e. Financial planning and investment services f. Fine arts studio (creation of individual works only, no mass production) g. Hair salon, barbering, hairdressing, and other personal care services h. Information and data processing services i. Insurance sales j. Mail order and/or online sales business k. Medical Marijuana Cultivation, subject to applicable standards in Section 5.16.3.G l. Musical instruction, voice, or instrument; musical instrument tuning and repair m. Offices for professional, scientific, administrative, or technical services n. Photographic services o. Professional services, including the practice of law and legal services p. Psychotherapy and counseling q. Real estate services and appraisal r. Tailoring services s. Teaching of crafts and incidental sale of supplies to students t. Tutoring u. Personal fitness training
Prohibited Home Occupations	vehicle repair or painting; office, medical or dental.	a. Medical/dental office b. Motor vehicle and engine repair c. Furniture refinishing d. Gymnastic facilities e. Recording studios

		<p>f. Outdoor recreation activities</p> <p>g. Medical/cosmetic facilities for animals, including animal care or boarding facilities</p> <p>h. Machine shop/metal working</p> <p>i. Retail sales</p> <p>j. Commercial food preparation</p> <p>k. Mortuaries</p> <p>l. Medical procedures</p> <p>m. Body piercing and/or painting, tattoos, or any type of physical therapy</p> <p>n. Any other use not allowed in accordance with 5.16.6.H.5 Performance Standards.</p>
Performance Standards		
Area/Space Limitations	<p>The total Floor Area devoted to the Home Occupation in the Principal or Accessory Building shall not exceed 25% of the Floor Area of the Dwelling Unit.</p>	<p>Not more than 25% of the gross floor area of the principal dwelling structure shall be utilized for the Home Occupation.</p> <p>Where a Home Occupation is conducted in an accessory building, such accessory building shall not exceed the square footage of the footprint of the dwelling; or 2,000 square feet. All Home Occupation Performance Standards apply to Home Occupation located in Accessory Buildings.</p> <p>i. Cottage Foods Occupations must be located in principal residence.</p>
Appearance	<p>Outside appearance of the Premises shall have no visible evidence of the presence of a Home Occupation.</p> <p>No outdoor display of goods or outside storage of equipment or materials used in the Home Occupation shall be permitted.</p>	<p>The use shall be conducted entirely within the interior of the residence.</p> <p>Storage of goods and materials shall be inside and shall not include flammable, combustible, or explosive materials.</p> <p>Outside storage of heavy equipment shall be prohibited.</p>
Operation	<p>No article or service shall be sold or offered for sale on the Premises except those that are produced or administered by such Home Occupation on the Premises.</p>	<p>The use shall be clearly incidental and secondary to the residential occupancy</p> <p>Mechanized equipment shall be used only in a completely enclosed building</p>
Trips/Parking	<p>The nature of the Home Occupation shall not generate more than 10 Business-related vehicle trips in any one day in the vicinity of the Home Occupation, and any need for parking generated by the conduct of such Home Occupation shall be provided off-street in accordance with the off-street parking requirements.</p>	<p>Not more than twelve client visits per day, and nor more than 4 clients at a time, are permitted to visit home occupation. Hours for visits shall be between 8:00 a.m. and 8:00 p.m.</p> <p>No truck or van with a gross vehicle weight greater than 10,000 pounds shall be parked on the site or in front of the site on a regular basis</p> <p>Deliveries and pickups shall occur between 8:00 a.m. and 8:00 p.m., Monday through Saturday.</p>

Nuisance	No equipment or process shall be used in such Home Occupation which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the Lot Line.	Electronically amplified sounds shall not be audible from adjacent properties or public streets. No generation of dust, odors, noise, vibration, or electrical interference or fluctuation shall be perceptible beyond the property line.
Signs	Signs for Home Occupations shall be regulated by the Sign regulations of this Code [Section 5.24	
Employees	No more than one additional employee	No more than one nonresident employee shall be permitted.

Current UDC Definition:

Home Occupation - An Accessory Use of a nonresidential nature that is performed within a dwelling or within an Accessory Building, and conducted by members of the Family residing in the dwelling, and not more than one additional employee.