

Comparison City Review Table - Home Occupations November 19, 2024 Ann Arbor Planning Commission

		Specified in Resolution #24-368						Additional Regulations												
City	Update Year	Max floor area %	Max floor area (sq ft)	Cust. / day	Cust. at a time	Non-resident employees	Uses not secondary to a residential use	Hours of Operation	Allowed in accessory structure	Permit Req.	Total Allowed	Storage	Deliveries and Vehicular Activity	Nuisance Management	Allowed Uses	Signage	Notes	Link URL		
Ann Arbor, MI	September 2021	25% of principal dwelling unit	2,000 sq ft in accessory building (*can't exceed dwelling unit sq ft)	24	6	1	Must be accessory to residential use	8AM - 8PM	Yes	No	No limit.	Storage of goods, materials, and equipment shall be entirely within the interior of a building	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	Mechanized equipment shall be used only in a completely enclosed building. No generation of dust, odors, vibration, or electrical interference or fluctuation shall be perceptible beyond the property line.	Any use meeting other standards in section. Occupation must be conducted in conformance with all applicable federal, state, and local laws.	No specifics for ACU; must meet signage standards for zoning district per UDC Section 5.24		UDC 9th Edition, Section 5.16.6.H		
Traverse City, MI	Feb 2019	N/A	N/A	8 veh. Trips	N/A	0	Must remain subordinate to the residential use	N/A	Yes	No	N/A	All business activity and storage shall take place within the interior of the dwelling and/or accessory building	Shall not generate vehicular traffic beyond 8 trip ends per day. No vehicles used only for occupation allowed on the premises.	The use shall not generate noise, vibration or odors detectible beyond the property line	No sale or rental of goods is allowed on the premises, except as secondary and incidental to the furnishing of a service	All signs must meet the regulations of Traverse City Code Chapter 1476, Signs	Only allowed in R3 and RC zones. Customers per day included in vehicular trips - which would also apply to deliveries. Only two people living in home can be employed by occupation. 2020 population 15,501	Traverse City Zoning Code Chapters 1330.01 & 1336.01		
Grand Rapids, MI Home Occupation - Class A	2018	Not more than 25% of the dwelling unit living area and less than 50% of the living area on the main floor	300 sq ft per dwelling unit	0	0	0	Home occupations must remain subordinate to the residential use	Business related visitors not allowed	No	Yes - Business License Required	N/A	No outdoor storage of items related to the home occupation	The activity shall not require the creation of any additional parking spaces to service the home occupation	Home occupations cannot increase traffic, fire/safety hazards, noise, dirt, odor, dust, gas, glare, fumes, vibration, or other nuisances. They also cannot require equipment that creates a nuisance to the neighborhood.	Personal business, such as internet-sales, home office, bookkeeping, etc.	Signs shall comply with the requirements of Article 15.	Personal home business, where use is not transferable to any other person, and does not apply to any other business of the applicant. Class A is also intended to allow businesses that rely solely on electronic or off-premise transactions. 2020 population 198,173	Grand Rapids Zoning Code, Section 5.9.14		
Grand Rapids, MI Home Occupation - Class B	2018	Not more than 25% of the dwelling unit living area and less than 50% of the living area on the main floor	300 sq ft per dwelling unit	N/A	2	N/A	Home occupations must remain subordinate to the residential use	7AM - 8PM	No	Yes - Business License Required	N/A	No outdoor storage of items related to the home occupation	The activity shall not require the creation of any additional parking spaces to service the home occupation	Home occupations cannot increase traffic, fire/safety hazards, noise, dirt, odor, dust, gas, glare, fumes, vibration, or other nuisances. They also cannot require equipment that creates a nuisance to the neighborhood.	Allowed: Providing services, Designing, preparing, producing, storing, or distributing goods/services on-site Prohibited: Animal processing, vehicle repair, animal hospitals/kennels, barber/beauty, restaurants, medical/dental, construction/landscaping, furniture finishing, warehousing, welding/machine shops	Signs shall comply with the requirements of Article 15.	This is a conditional use intended to allow businesses that generate limited quantities of customer visitation and/or merchandise and service deliveries. These businesses are required to comply with other codes.	Grand Rapids Licensing & Regulations Chapter 116		
Grand Rapids, MI Home Occupation - Class C	2018	See Notes					Home occupations must remain subordinate to the residential use	Overnight stays allowed	No	Yes - SLU approval	N/A	No outdoor storage of items related to the home occupation	The activity shall not require the creation of any additional parking spaces to service the home occupation	Home occupations cannot increase traffic, fire/safety hazards, noise, dirt, odor, dust, gas, glare, fumes, vibration, or other nuisances. They also cannot require equipment that creates a nuisance to the neighborhood.	Businesses that allow overnight lodging accommodations, such as bed and breakfasts or rooming houses	Signs shall comply with the requirements of Article 15.	This category requires special land use approval intended to allow businesses that involve overnight lodging accommodations. Applicants must follow related sections like 5.9.08 Bed and Breakfast or 5.9.30 Rooming and Boarding Houses.	Grand Rapids Zoning Code, Section 5.9.14		
Detroit, MI	2016	25% of the total floor area of principal dwelling, OR 45% of total floor area if home occupation is in a loft	500	N/A	N/A	0 in R1 and R2 districts 2 in all other districts	Home occupation is incidental and subordinate to the use of the dwelling for residential purposes	N/A	No	No	N/A	There shall be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot	One off-street parking space required per non-resident employee of the home occupation in addition to residential parking requirements. No parking or storage of commercial vehicles on land zoned R1, R2, R3, R4, R5, R6, and residential PD.	No home occupation may operate in such a manner so as to create a nuisance to surrounding property. Nuisances created by the home occupation stemming from traffic, parking, noise, or disturbance of the peace shall be considered "nuisances in fact."	Any compliant use allowed, except for explicitly prohibited uses: sale of fireworks, firearms dealership, materials or service characterized by emphasis on "specified anatomical areas," repair or assembly of vehicles with internal combustion engines, public accommodations	Non-illuminated, flush with dwelling, up to 144 sq in	The operator of a home occupation shall be a full-time resident of the dwelling unit. No visible evidence of home occupation when viewed from the street right-of-way or from an adjacent lot. Cannot involve any exterior alteration that would affect a substantial change in the residential character of the building.	Chapter 50 - Article XII. - Use Regulations - Subdivision B. - Home Occupations		

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Kalamazoo, MI	October 2023	N/A	N/A	N/A	2; OR 4 for classes; add'l with Special Use Permit	2	Businesses are to remain incidental, or a minor activity compared to the residential use of the property.	8AM - 8PM	Yes	No	N/A	No visible evidence of home-based business aside from permitted signage	During hours of operation only. Parking within private driveways as much as possible. Tractor-trailers prohibited.	May not cause odor, vibration, noise, electrical interference, interference or fluctuation in voltage measured at the lot line.	Prohibited uses: animal boarding, dispatch center, restaurants, sale/storage of firearms, outdoor storage, vehicle or large equipment storage or repair	One unilluminated nameplate sign, max size of 1 sq ft	2020 Population 73,707	Kalamazoo Zoning Code Section 50-4.5-D-5	
Los Angeles County, CA	May 2023	N/A	N/A	12	1 per hour	1	Business activity is clearly incidental and subordinate to a dwelling unit	8AM - 8PM	Yes (except structures for parking autos)	No	1 per dwelling unit	No stock in trade, inventory, or display of goods or materials shall be kept or maintained on the property, except for incidental storage kept entirely within the dwelling unit	Dedicated parking for non-resident employee required. No commercial vehicles for delivery of materials & products to or from the property in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Examples: mail, express mail, & messenger services. No tractor trailer or similar heavy duty delivery or pickup is permitted	Shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards, or nuisances; no storage or use of toxic or hazardous materials; noises shall comply with Chapter 12.08 in Title 12 of the County Code	Prohibited uses: adult entertainment, ambulance services, animal training services, automotive repair, beautician/barber services, body piercing, dentist, funeral home, firearms manufacturing/sales, garment manufacturing, gunsmith, massage, medical physician offices, photography laboratories, video production studios, restaurants, retail sales, tattooing, upholstery, veterinary services, welding shops, yoga centers	Prohibited	Also has ACUs in code. Business can't be both in the principal dwelling unit and an ADU on same lot. Home-based occupation shall be demonstrably secondary and incidental to the dwelling unit and shall not change the character and appearance of the dwelling unit. Activities conducted and equipment or material used shall not change the type of construction of the residential occupancy and shall be subject to all required permits.	Los Angeles County Code of Ordinances Section 22.140.290	
Gainesville, FL	June 2023	20% of total floor area of principal dwelling structure	500 sq ft	10 vehicular visitors	2 vehicular visitors	1	The business will be clearly incidental and subordinate to the residential use of the home	7AM - 10PM	No	Yes	N/A	No articles or materials used in connection with home occupation shall be stored on the premises other than in principal building; any area used for storage is counted toward the max permissible floor area	Only one standard-size vehicle (up to 3/4-ton truck) used for the business can be parked on or near the property within public view. Commercial deliveries limited to twice weekly and must not block traffic.	No equipment or process which creates noise, vibrations, heat, glare, fumes, dust, odors or electrical interference detectable to the normal senses outside the dwelling	Any compliant use allowed meeting standards	N/A	Unique standards for fine arts instruction, family day care and community residential homes. 2020 Population 139,929	Chapter 30 - Land Development Code: Article V. - Use Standards; Division 2 - Accessory Uses and Structures; Sec. 30-5.40. - Home Occupations	
Champaign, IL	July 2019	25% of the gross floor area of the home	N/A	16	2 veh. trips or 6 per hour	0	The use is incidental or subordinate to the principal use	7AM - 10PM	Yes	No	No limit; combined impact cannot exceed code reqs	No storage of goods, merchandise, supplies, products, materials, shall be allowed outdoors	Vehicular traffic caused by the business should not exceed 2 vehicles on the property at a time. No more than 2 vehicles, not to exceed 1 ton in weight, to be used in conjunction to the home business. No commercial deliveries related to the home occupation, other than the USPS and private package and letter delivery services. No commercial deliveries by semi-trailer trucks permitted.	No noise, vibration, glare, heat, smoke, dust, electromagnetic, or electrical interference, nor odor detectable beyond the confines of the subject property including transmittal through vertical or horizontal party walls	Retail sales to on-site customers is allowed only if clearly incidental to the home occupation	1 non-illuminated sign allowed, not exceeding 1 square foot in total face area	2020 Population 88,418	Champaign Zoning Code Section 37-167	
Portland, OR Type B	October 2024	N/A	N/A	15	N/A	1	Must remain subordinate to the residential use	7AM - 9PM	Yes	Yes	1 per dwelling unit	Exterior storage or display of goods or equipment is prohibited.	No more than one vehicle; the maximum size is a pickup truck in the medium truck category. Deliveries allowed only between 8AM - 5PM; vehicles used for delivery and pick-up may not include heavy trucks	The maximum noise level for a home occupation is 50 dBA; other nuisances regulated by same standards as other zoning districts, specified in Chapter 33.262	Retail sales must be accessory to any services provided on the site. Prohibited Uses: any type of repair or assembly of vehicles, headquarters or dispatch centers where employees come to site and are dispatched to other locations	Unclear - Home-based businesses cannot make changes that make the dwelling appear less residential, such as adding commercial lighting.	Regulations listed are for "Type B". A "Type A" home occupation is one where the residents use their home as a place of work; however, no employees or customers come to the site. Examples include artists, crafts people, writers, and consultants. Opportunity for a home to be used as a business address but not as a place of work	Portland Zoning Code Section 33.203	
Pomona, CA Home Based Occupation	2024	Confined to one room w/in dwelling unit	N/A	N/A	1	1	Secondary use of a dwelling unit	7AM - 7PM	Yes	Yes	N/A	N/A	No more than 1 vehicle used in association with the home occupation is permitted to be parked on-site at any time. No use of commercial vehicles for deliveries to/from property allowed.	N/A	Use limited to: general office, general personal service, general retail (online sales only)	N/A	Separate regulations for cottage food operations.	Pomona Zoning & Development Code Section 550.C.6	

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Pomona, CA Home Based Business	2024	Confined to one room w/in dwelling unit	N/A	20	4	3	Secondary use of a dwelling unit	7AM - 7PM	Yes	Yes	1 per dwelling unit	All activities related to the business must take place within the dwelling unit or an otherwise allowed enclosed accessory structure (such as a shed or enclosed garage)	No more than 1 vehicle used in association with the home-based business is permitted to be parked on-site at any time; No deliveries 6pm and 8am; no more than 1 delivery vehicle at same time, no more than 1 commercial vehicles per day; all delivery vehicles must comply with parking, stopping, noise and size restrictions.	Any activity related to a home-based business must not create sound, heat, glare, dust, smoke, fumes, odors, or vibration detectable off the property	Use limited to: general office, general personal service, general retail	N/A	Definition: "The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit, with a greater degree of activity than home occupation." 2020 population 151,128	Pomona Zoning & Development Code Section 550.C.7	
Pomona, CA ACU	2024	N/A	600 sq ft (max height 12 ft)	N/A	N/A	N/A; at least 1 employee must live in associated home	Secondary use to residential use	7AM - 10PM	Yes	No	1 per single-unit home	All activities related to the business must take place within the ACU structure	No deliveries between 6pm and 8am; no more than 1 delivery vehicle at same time, no more than 3 commercial vehicles per day; all delivery vehicles must comply with parking, stopping, noise and size restrictions.	No equipment or process is permitted in connection with the ACU unit that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.	Use limited to: child day care; medical clinic, general office, general personal services, general retail and small food/bev manufacturing.	All signage must meet general regulations in Ch. 42	Named "Accessory Commercial Unit," but also have Home Occupation permits and Home-Based Business permits for homeowner businesses with lower levels of activity. Only allowed in ground floor garage conversions. Must have ADA accessible entrance and no customer access to home. 2020 population 151,128	Pomona Zoning & Development Code Section 550.C.8	
Berkeley, CA Class I Home Occupation	May 2022	20% of the gross floor area	400	N/A	N/A	N/A	Lawful incidental use to a primary residential structure	10AM - 8PM	Yes	No; zoning certificate required	N/A	Storage, services, repairs and other business activities, other than permitted arrival and departure of customers and goods in transit, may not be conducted outdoors	The degree of shipping /delivery activity to /from the subject residence will be compatible with surrounding residential uses and will not cause a significant detrimental impact on pedestrian and bicyclist safety or the availability of parking spaces in the immediate vicinity	shall not create offensive or objectionable noise, vibration, odors, smoke, heat, dirt, electrical or other disturbance perceptible by the average person beyond the unit in which the home occupation is permitted	N/A	No on-site signs identifying or advertising the home occupation are allowed	Class I and II reviewed by Zoning Officer and conditions may be imposed upon approval. 2020 population 119,463	Berkeley Municipal Code Section 23.302.040	
Berkeley, CA Class II Home Occupation	May 2022	20% of the gross floor area	400	N/A	N/A	N/A	Lawful incidental use to a primary residential structure	10AM - 8PM	Yes	Yes	N/A	Storage, services, repairs and other business activities, other than permitted arrival and departure of customers and goods in transit, may not be conducted outdoors.	The degree of shipping /delivery activity to /from the subject residence will be compatible with surrounding residential uses and will not cause a significant detrimental impact on pedestrian and bicyclist safety or the availability of parking spaces in the immediate vicinity	shall not create offensive or objectionable noise, vibration, odors, smoke, heat, dirt, electrical or other disturbance perceptible by the average person beyond the unit in which the home occupation is permitted	N/A	No on-site signs identifying or advertising the home occupation are allowed	Class I and II reviewed by Zoning Officer and conditions may be imposed upon approval	Berkeley Municipal Code Section 23.302.040	
Berkeley, CA Class III Home Occupation	May 2022	20% of the gross floor area	400	N/A	N/A	N/A	Lawful incidental use to a primary residential structure	10AM - 8PM	Yes	Yes	N/A	Storage, services, repairs and other business activities, other than permitted arrival and departure of customers and goods in transit, may not be conducted outdoors.	The degree of shipping /delivery activity to /from the subject residence will be compatible with surrounding residential uses and will not cause a significant detrimental impact on pedestrian and bicyclist safety or the availability of parking spaces in the immediate vicinity	shall not create offensive or objectionable noise, vibration, odors, smoke, heat, dirt, electrical or other disturbance perceptible by the average person beyond the unit in which the home occupation is permitted	N/A	No on-site signs identifying or advertising the home occupation are allowed	Class III reviewed by Zoning Adjustments Board	Berkeley Municipal Code Section 23.302.040	
Berkeley, CA Live/Work	February 2023	No max; minimum work is 50% of the gross floor area	N/A	N/A	N/A	No limit	Units function predominantly as workspaces and secondarily as residences	N/A	Yes	Yes	No limit as long as meeting section standards.	Must conform with zoning district requirements	Must conform with zoning district requirements	Must conform with zoning district requirements	Must conform with zoning district requirements	Must conform with zoning district requirements	Residences secondary to business use, unlike other cases in this list. Because of this, not a lot of specification of business uses allowed on site, defers to zoning district req's. Named "Live/Work Units"	Berkeley Municipal Code Chapter 23.312	