

Zoning Ordinance Excerpts

Section 12.05 -- HOME OCCUPATIONS (rev. 12/17/2010)

A. General Requirements

Home occupations shall be subject to the requirements of the zoning district in which they are located, as well as the following standards, unless otherwise specified elsewhere in this Ordinance:

1. Home occupations must be clearly incidental to the use of the dwelling as a residence.
2. No outdoor display and/or storage of materials, goods, supplies, or equipment used in the home occupation shall be permitted on the premises.
3. The appearance of the principal structure shall not be altered, nor shall the home occupation be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, noises, or vibrations.
4. Only the residents of the dwelling unit may be engaged in the home occupation.
5. The home occupation may increase vehicular traffic flow and parking by no more than one (1) additional vehicle at a time. No more than ten (10) customers or clients shall come to the dwelling unit for services or products during any one day. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
6. No home occupation 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.
7. No home occupation shall cause an increase in the use of any one or more utilities (water, sewer, electricity, trash removal, etc.) such that the combined total use for the dwelling unit and home occupation exceeds by more than ten (10) percent the average for the residence itself, measured over the previous twelve (12) month period.
8. One (1) non-illuminated nameplate, not more than one (1) square foot in area, shall be permitted. Said sign shall be attached flat to the building wall, and shall display only the name and occupation of the resident on the premises.
9. A home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater extent or frequency than would normally be generated in a similarly zoned residential district.
10. A single-family residence may be used by an occupant of that residence to give instruction in a craft or fine art as a home occupation within the residence, subject to

regulations set forth in this Section, in accordance with Public Act 110 of 2006, as amended, regardless of the zoning district in which the residence is located.

11. The following uses, by the nature of their operation, have a pronounced tendency to increase in intensity beyond the limits permitted for home occupations, thereby impairing the reasonable use and value of surrounding residential properties. Therefore, the following uses shall not be permitted as home occupations (unless otherwise permitted subject to special approval):

- Medical clinics and hospitals.
 - Offices maintained for the general practice of a veterinarian, doctor, lawyer, accountant, insurance agent, or real estate agent. The private offices of these professionals shall be permitted, provided that the residence is used only for consultation, emergency treatment, or business matters that can be carried on by the professional alone.
 - Millinery shops.
 - Animal hospitals or commercial kennels.
 - Vehicle and engine repair businesses.
 - Antique shops.
 - Barber shops and beauty parlors.
 - Private clubs.
 - Landscape installation and maintenance businesses, including lawn mowing businesses.
 - Snow plowing and/or removal businesses.
 - Concrete, excavation, or similar contractors.
 - Trailer rental.
 - Restaurants and tea rooms.
 - Repair shops and service establishments.

This list does not include every use that is prohibited as a home occupation.