

490 HOME OCCUPATION

Home occupations require a Special Use Permit in all zoned areas of the township and are subject to approval by the Board of Zoning Appeals in accordance with the requirements and procedures of this resolution.

Home occupations shall meet the following requirements:

1. No persons other than family members residing on the premises and one non-family member employee may be engaged in the home occupation on the premises.
2. The appearance of any structure on the premises shall not be altered nor shall the business within any structure be conducted in a manner that would cause the premises to differ from its residential character.
3. Accessory buildings may be used for the home occupation but the buildings shall comply with the setback and other requirements pertaining to the district in which the building is located.
4. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers, or which causes fluctuation in line voltage off the premises.
5. No traffic shall be generated by the operation of the home occupation that is greater, as determined by the Board of Zoning Appeals than traffic volumes normally expected in the neighborhood.
6. Off-street parking requirements for the business activity shall apply.
7. One (1) non-illuminated sign, not more than nine (9) square feet, shall be affixed to the structure or located on the premises and shall be erected in compliance with the sign regulations of the district.
8. No space outside a principal or accessory building shall be used for storage for any home occupation.
9. Not more than twenty-five (25%) percent of the floor area of the dwelling unit shall be used in the conducting of the home occupation with the exception of child care operations then the entire floor area of the principal building shall apply.

The following shall **NOT BE CONSIDERED FOR HOME OCCUPATIONS:**

- 1. ANIMAL HOSPITAL**
- 2. BUSINESS SCHOOL**
- 3. CLINIC OR MEDICAL FACILITY**
- 4. DANCING SCHOOL**
- 5. MORTUARY**
- 6. MUSIC SCHOOL (WITH EXCEPTION OF INDIVIDUAL MUSICAL INSTRUMENT INSTRUCTION-ONE STUDENT PER SESSION)**
- 7. PRIVATE CLUB**
- 8. TRAILER RENTAL**
- 9. RESTAURANT**
- 10. KENNEL**
- 11. BOARDING HOUSE**
- 12. YARD, LAWN OR GARAGE SALES OF MORE THAN THREE (3) CONSECUTIVE DAYS**
- 13. DRIVING SCHOOL**
- 14. MARTIAL ARTS SCHOOL**
- 15. RETAIL OR WHOLESALE OPERATIONS THAT COULD POTENTIALLY CAUSE A SEVERE IMPACT ON TRAFFIC FLOW OF THE GENERAL VICINITY**

Home Occupation approval process:

- 1. Submission of a completed application, materials and fees to the township Zoning Inspector.**
- 2. Approval by the Board of Zoning Appeals.**
- 3. Issuance of the zoning permit by the Zoning Inspector in accordance with the Board of Zoning Appeals requirements.**

Applications for the home occupation shall be obtained from the office of the township Zoning Inspector and when completed shall be returned to the Inspector. Upon receipt of the application the Zoning Inspector shall transmit the completed application form to the Board of Zoning Appeals within three (3) working days. The Board of Zoning Appeals shall approve, approve with modification or deny the application within sixty (60) days after transmittal by the Zoning Inspector. Approval shall not be granted unless the following conditions have been met or exceeded:

1. All requirements of the district in which the proposed home occupation is to be located are met, and no new non-conformities would be created by the approval of the home occupation.
2. All requirements of regarding signs are met.

Any change in the home occupation shall require prior approval of the Board of Zoning Appeals in accordance with the process described in this section. The Board of Zoning Appeals may then prescribe appropriate conditions and safeguards with respect to the location, maintenance and operations, in addition to those described in this Zoning Resolution so long as they are necessary for the protection of the adjacent property owners and the character of the neighborhood. The Zoning Inspector shall issue a zoning permit only in compliance with the approved requirements of the Board of Zoning Appeals.

The approval of the home occupation shall expire if within (6) months after approval the operation of the home occupation has not begun or if the home occupation is discontinued for a period of six (6) consecutive months.

