

## Definitions

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Home Business: A profession or occupation or trade that is accessory to a principal residential use conducted within a dwelling or residential accessory building. Home businesses fall into three classifications defined below:

**Home Occupations:** A profession or occupation which provides a service conducted within a dwelling, or an attached garage, which is clearly incidental and secondary to the use of the lot, or dwelling for residential purposes. *Home occupations* are regulated by **Section 3.05.1**.

**Cottage Industry:** An occupation or trade conducted within a detached accessory structure, which is clearly incidental and secondary to the use of the lot, and dwelling for residential purposes. *Cottage industries* are regulated by **Section 3.05.2**.

**Home Based Business:** The performance of a service or trade away from the home but may involve the storage of goods or equipment within a garage or single accessory structure on the parcel. This may also include the performance of clerical work associated with the *Home Based Business*. *Home based businesses* are regulated by **Section 3.05.3**.

### Section 3.05 – Home Business

While Blue Lake Township recognizes that many residents feel the necessity to work at home, the Township also recognizes the rights of all residents to be free from actual or potential nuisance which may be caused by non-residential activities conducted in a residential district. The intent of this section is to provide standards to ensure *home occupations, cottage industries* and *home based occupations* are compatible with other allowed uses in residential districts, and thus to maintain and preserve the residential character of the neighborhood.

#### 1. Home Occupations

- A. *Home Occupations* shall be operated in their entirety within the dwelling or garage. The in-dwelling component of the occupation may occupy no more that twenty-five percent (25%) of the dwelling floor area.
- B. *Home Occupations* shall be conducted primarily by the person or persons occupying the premises as their principal residence. Not more than one non-resident person shall be employed at the given premises to assist with the business.
- C. Additions to a dwelling for the purposes of conducting a *Home Occupation* shall be of an architectural style that is compatible with the architecture of the dwelling and shall be designed so that the addition can be used for dwelling purposes if the home occupation is discontinued.
- D. *Home Occupations* shall be incidental and subordinate to the principal use of the dwelling for residential purposes and shall not detract from the residential character of the premises or neighborhood.
- E. *Home Occupations* shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and the Township as a whole. Any machinery, mechanical devices, or equipment employed in the conduct of a *Home Occupation* shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition not typically associated with the use of the dwelling for residential purposes.
- F. Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses.
- G. The outdoor storage of goods, equipment and/or materials of any kind is prohibited.
- H. There shall be no parking permitted within any setback areas.
- I. No process, chemicals, or materials shall be used which are contrary to any applicable state or federal laws.

**2. Cottage Industries**

- A. *Cottage Industries* may be permitted in the specified zoning district subject to review and approval by the Planning Commission. **Approved *Cottage industries* shall be performed in a manner to ensure compliance with the zoning ordinance and conditions of approval related thereto.** If a premise is sold, leased or rented to a party other than the applicant, the permit shall be reviewed for compliance with the original permit by the Zoning Administrator. If any changes are necessary, the request will be reheard by the Planning Commission.
- B. *Cottage Industries* shall be incidental and subordinate to the principal use of the dwelling for residential purposes and shall not detract from the residential character of the premises or neighborhood. Exterior evidence of such industry shall be screened.
- C. A *Cottage Industry* shall occupy not more than one building. The floor area of such a building shall not exceed the allowed maximum floor area size for an accessory building in the applicable district, unless approved by the Planning Commission based on Zoning District parcel size and adjacent uses.
- D. The outdoor storage of goods and/or materials of any kind is prohibited unless screened (by a tight-board wood fence, landscaped buffer, landscaped berm, etc.) from view from neighboring property and road right-of-way. If required, the type of screening shall be determined at the discretion of the Planning Commission.
- E. *Cottage Industries* shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and surrounding zoning district. Any machinery, mechanical devices or equipment employed in the conduct of a *Cottage Industry* shall not generate noise, vibration, radiation, odor, glare, smoke, steam or other conditions not typically associated with the use of the premises for residential purposes.
- F. Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses.
- G. *Cottage Industries* shall be conducted only by the person or persons residing on the premises. Up to two (2) additional non-resident employees or assistants shall be allowed.
- H. To ensure that the *Cottage Industry* is compatible with surrounding residential use, a "not to exceed" number of vehicles that may be parked at any given time during business operations shall be established by the Planning Commission during the review and approval process.
- I. Hours of operation shall be approved by the Planning Commission.



**3. Home Based Business**

- A. *Home Based Businesses* are permitted in any zoning district that allows home occupations with the exception of those that have more than two commercial vehicles or equipment that weighs more than one-ton hauling capacity on Site\*. *Home Based Businesses* which require a permit shall be allowed on the basis of individual merit, and a periodic review of each *home Based Business* shall be performed to ensure the conditions of approval are adhered to. If a premise is sold, leased or rented to a party other than the applicant, the permit shall be reviewed for compliance with the original permit by the Zoning Administrator. If any changes are necessary, the request will be reheard by the Planning Commission.
- B. *Home Based Business* shall be incidental and subordinate to the use of the premises for residential purposes and shall not detract from the residential character of the premises or neighborhood. There shall be no exterior evidence of such business other than an unlighted nameplate not exceeding nine (9) square feet in area.
- C. *Home Based Business* shall occupy not more than one building. The floor area of such a building shall not exceed the allowed maximum floor area size for an accessory building in the applicable district, unless approved by the Planning Commission based on Zoning District parcel size and adjacent uses.
- D. Hours of operation shall be established by the Planning Commission during the review and approval process\*.
- E. The storage of vehicles, trailers, goods and/or materials of any kind is prohibited unless screened (tight-board wood fence, landscaped buffer, landscaped berm, etc.) from view from neighboring properties and road rights-of-way. The type of screening shall be approved by the Planning Commission\*.
- F. *Home Based Business* shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and surrounding zoning district. Any machinery, mechanical devices or equipment employed in the conduct of a *Home Based Business* shall not generate noise, vibration, radiation, odor, glare, smoke, steam or other conditions not typically associated with the use of the premises for residential purposes.
- G. *Home based businesses* initially shall be conducted only by the person or persons residing on the premises. The Planning Commission may allow up to three additional employees\*.
- H. To ensure that the *Home Based Business* is compatible with surrounding residential use, a "not to exceed" number of vehicles that may be parked at any given time during business operations shall be established by the Planning Commission during the review and approval process\*.
- I. The activity will be served adequately by essential public services or facilities. The activity will not create additional public costs and will not be detrimental to the economic welfare of the Township.

J. Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses.

\*Those businesses with more than two commercial vehicles or equipment weighing more than one-ton on site require a special use permit. These will be reviewed during the permit process.