

What is a Home Occupation and Who Should Apply for One?

A Home Occupation is an incidental and secondary use of a dwelling and/or an accessory building on a residential lot for business purposes. The intent of the Home Occupation Ordinance is to insure compatibility of such business uses with other permitted uses, the residential character of the Township, and to insure that home occupations are clearly secondary and incidental uses of residential buildings.

A Home Occupation is allowed in the following Zoning Districts; LDR, MDR, HDR, MHC, RR, LA, AG, BR, and NA, you may contact the township offices to determine in which district you located.

Below are the conditions that must be met when operating a home occupation:

- a. A home occupation must be conducted within the dwelling and/or an accessory building of the residential lot.
- b. No more than twenty (20) percent of the floor area of the dwelling unit and/or fifty (50) percent of an accessory building may be used in connection with a home occupation including storage. For this determination, the floor area of a dwelling unit shall include all habitable areas within the dwelling unit, including basements and habitable attic space.
- c. All business activity and storage must be within the interior of the dwelling and/or accessory building. There shall be no exterior storage allowed in conjunction with a home occupation. This shall apply to non-passenger commercial vehicles and limousines associated with a home occupation.
- d. Home Occupations shall be conducted solely by family members residing at the residence.
- e. No sale or rental of goods or products shall be allowed unless produced or fabricated on the premises as a result of a home occupation.
- f. No alteration to the exterior of the residential dwelling, accessory building or yard that alters the residential character of the premises shall be allowed.
- g. The home occupation shall not generate pedestrian or vehicular traffic beyond that normally generated by homes in the residential area.
- h. A home occupation shall produce no offensive noise, vibration, smoke, electrical interference, dust, odors, or heat. Any noise, vibration, smoke electrical interference, dust, odors, or heat detectable beyond the property lines, shall constitute a violation of the terms of this Section. The judgment of the Zoning Administrator shall be considered decisive and final, unless formally appealed to the Zoning Board of Appeals.
- i. All home occupations shall be subject to periodic inspections.

The Home Occupation permit is a onetime application, with a onetime fee of \$50. The permit stays in effect until the business is no longer in operation.

The township is currently in the process of determining who is operating a business from their home. Residents that have a home business will be notified and will be required to apply for a permit. If you are currently running a home business without a permit please stop by the township to begin the process to obtain a home occupation permit. If you have questions please call Leslie Couturier at (231) 947-8681.