

May 12, 2008

To: Chocolay Township Board

Chocolay Township Planning Commission

RE: Proposed Amendment, Zoning Ordinance

# DRAFT AMENDMENT 34-08-01

From: Randall L. Yelle

Zoning Administrator

## HOME OCCUPATION:

### 1. II. DEFINITIONS: (PAGE 9)

- a. **Home Occupation:** A commercial activity, in a residential zoning district, carried on by an occupant of a dwelling unit as a secondary use subordinate and incidental to the use of the dwelling unit as a residence. (section 6.9)

### 2. Section 6.9; page 53. HOME OCCUPATIONS

- a. Home Occupations are permitted as a Conditional Use in R1, R2, MFR, LSR, and AF districts when in conformance with the following requirements:
  1. Uses Allowed: Uses that comply with all of the standards of this subsection and those provided for under conditional uses, unless specifically prohibited elsewhere in the zoning ordinance. No more than one home occupation is permitted per parcel.
  2. Size: A home occupation may not occupy more than twenty-five percent of the gross area of any one story, structure, or dwelling used for the home occupation.
  3. Prohibited Uses: The following uses are prohibited as home occupations in the R1, R2, MFR and LSR districts:
    - a. Any type of repair, assembly or storage, sale or manufacture of vehicles, machinery, equipment, engines, or household appliances, or any other work related to motor vehicles and their parts.
    - b. Animal Boarding Facilities includes Kennels, commercial stables and all other similar uses.
    - c. Restaurants are prohibited as home occupations in all districts.
  4. Location: All work areas and activities associated with home occupations must be conducted either inside the principal dwelling unit, or in accessory building or garage.
  5. Exterior Appearance: There shall be no evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted.
  6. Operational Impacts: No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage or the use of hazardous substances or materials.
  7. Traffic: No traffic shall be generated by any home occupation in greater volume than would normally be expected in a residential neighborhood.
  8. Registration: Any person conducting a home occupation shall notify and register with the Zoning Administrator, within thirty days of the beginning use, or within sixty days of the effective date of this Ordinance, whichever is later.