Section 2.01 Definitions

**Home occupation**: An occupation, profession, activity, or use carried out for gain that is secondary to the use of a dwelling unit for residential purposes.

**Signs**: The following terms relating to signs shall have the meaning defined below:

**Home occupation sign**: A non-illuminated sign announcing a home occupation.

Section 22.07 Signs and Billboards

22.07.5 Signs Not Requiring a Zoning Permit

Home Occupations signs in all Districts are permitted one (1) non-illuminated sign not to exceed an area of two (2) square feet, provided the home occupation is approved per Section 26.11.

Section 26.11 Home Occupations

LEVEL 2

Home occupations that are operated in accordance with the Definition in Section 2.00, may be approved in any zoning district by the Planning Commission subject to the following conditions:

A. Any structural additions to the home for purposes of operating the occupation shall be of an architectural style that is comparable with the architecture of the existing home, or surrounding homes, and further, is designed so that the addition can readily be used for housing purposes if the occupation is discontinued.

B. Only the occupant or family living on the premises shall conduct the home occupation and no off-premises person(s) shall be employed in connection with the home occupation.

C. If an accessory building is to be used for a home occupation, the building shall be sited, designed, and located on the property in such a manner as to avoid the appearance of a retail store or industrial building, and it shall be readily re-useable for residential purposes if no longer used for the home occupation. Accessory building space for home occupations shall not exceed a total floor area of 600 sq. ft. and shall not exceed one per parcel.

D. The Planning Commission shall deny a Special Use Permit for a home occupation in those instances where it is determined that the proposed use would:

1. Lack an occupied residence on the property.

2. Conflict with the residential character of the neighborhood or surrounding area, because of the type of use proposed, or hours of operation, and/or number of vehicles attracted to the site.

3. Have parking, traffic or loading demands that would exceed the carrying capacity
of the property, serving streets, or utilities.

4. Require vehicles, machinery, mechanical devices, or equipment that would generate operational nuisances in direct conflict with homes in the vicinity.

5. Require physical design, display, sign or locational features that are inconsistent with the residential character of the area.

E. There shall be no open display of goods, materials or services in connection with a home occupation, and no off-street parking shall be permitted within the setback area.

LEVEL 1

F. Home Based Business - Home Occupations may be approved by the Zoning Administrator if, in addition to the standards of paragraph 10 above, the following performance standards are satisfied:

1. The operation is administrative in character with no discernible outside effects (visual or otherwise).

2. Only the occupants of the property are involved in the use and there are no signs identifying a home occupation on the property.

3. The use does not involve any delivery services other than typical mail services.

4. Clients or customers are not required to visit the property other than on a few occasions, not to exceed an average of one (1) person per day.

G. The use may be referred to the Emmet County Planning Commission if there are questions concerning actual impacts and the use may be ordered to be abated if not operating within the prescribed standards.