



Lyndon Township

of Washtenaw County

Home Occupation Regulations

Zoning Department
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SECTION 3.22 HOME-BASED BUSINESS

- A. Home-based businesses shall obtain a valid permit from the Ordinance Officer, pursuant to the requirements of this Section.
- B. The Zoning Administrator shall issue a permit for home-based businesses on parcels of one or more acres. Planning Commission approval shall be required for home-based businesses on parcels of less than one acre. An application for a permit for a **home-based business** shall be accompanied by a letter from the applicant indicating the nature of the **business** and sufficient facts to indicate that the **home-based business** will comply with the requirements of this Section.
- C. At least one resident of the home shall be engaged in the home-based business.
1. If the home-based business is “massage therapy” as provided in MCLA 333.179957, only two residents may provide those services.
 2. Except as provided in 1 above, the home-based business may include the services of up to two other persons who may or may not be residents of the home.
- D. The use of the dwelling unit for the **home-based business** shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
- E. Accessory buildings used for a home-based business shall be at least fifty (50) feet from a dwelling unit on another lot. Total floor area for a home-based business located both within a single family dwelling and accessory buildings on the same lot when taken together with outdoor storage area shall not exceed one thousand (1,000) square feet. The home-based business may be conducted partially within the dwelling unit. However, the home-based business shall not occupy more than twenty-five percent (25%) of the total gross floor area of said dwelling including the basement.
- F. Outdoor storage of materials shall be completely fenced to obstruct view to a height equal to the elevation of the tallest material to be stored, which may not exceed six (6) feet. Outdoor storage areas shall be at least fifty (50) feet from any dwelling unit on another lot.
- G. Only those materials produced on the premises as a result of the **home-based business**, or clearly related and incidental to the **home-based business**, may be provided for sale
- H. There shall be no change in the outside appearance of the building except for a sign mounted flat against the wall of the main building, non-illuminated, and not to exceed four (4) square feet. Any other signs must be non-illuminated, not to exceed six (6) square feet in area, and at least fifteen feet (15) from the road right-of-way.
- I. No more than four (4) additional parking spaces (beyond the two required for a single family dwelling) shall be added for a home-based business on the same lot, and at no time shall more than four (4) nonresident vehicles be present at a home-based business, whether they be those of customers or employees. Parking areas for the **home-based business** shall be located off the **street**, and shall not be located in the **front yard setback** area.
- J. No equipment or process shall be used in the **home-based business** which creates noise, vibration, glare, fumes, odors, electrical interference, unsanitary or unsightly conditions, and/or fire hazards. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or

television receivers off the premises, or cause fluctuation in line voltage off the premises. Any home-based business shall not involve the storage or use of hazardous materials not typically associated with residential use.

K. Home-based businesses shall not be permitted if the essential character of a lot or single family dwelling within a residential district, in terms of use and appearance, traffic, or enjoyment of adjacent property, will be appreciably changed by the occurrence of such home business.

L. The following home-based businesses are prohibited:

1. Automobile service stations.
2. Automobile salvage yard or junk yard.
3. New and used vehicle sales.
4. Auto body and/or paint shops.
5. Sexually oriented businesses.
6. Other land uses which are specifically provided for elsewhere in this Ordinance by Special Use Permit, or land uses permitted only in the Industrial District.