

Additions and changes to Definitions;

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 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 residential 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 3.05.1**

Section 3.05 – Home Occupations and Home Based Businesses

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 and cottage industries are compatible with other allowed uses in residential districts, and thus to maintain and preserve the residential character of the neighborhood.

1. Home Occupations and Home Based Businesses
 - A. Home occupations and Home Based Businesses shall be permitted in all zoning districts in which single-family dwellings are permitted as a matter of right, provided the standards of this Ordinance are met.
 - B. Home Occupations and Home Based Businesses shall be operated in their entirety within the dwelling or an attached garage.
 - C. Home Occupations and Home Based Businesses 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.
 - D. Additions to a dwelling for the purpose of conducting a Home Occupation and / or Home Based Businesses 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.

- E. Home Occupations and Home Based Businesses 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.

Home Occupations and Home Based Businesses 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 based business 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 and/or materials of any kind is prohibited. No goods or materials shall be sold that are not produced through the conduct of the Home Occupation.
- 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.