

**ISABELLA COUNTY
HOME OCCUPATION PERMIT APPLICATION**

Owner Information

Name: _____
Address: _____
Phone: _____ Fax: _____

Property Information

Township: _____ Zoning District: _____
Tax ID Number: _____
Directions to Property: _____

Home Occupation Information

Description of Home Occupation: _____

Hours of Operation: From: _____ To: _____

Total Floor Area of Dwelling: _____ Sq. Ft.

Area of dwelling used for home occupation: _____ Sq. Ft.

Area of accessory building used for home occupation (if applicable): _____ Sq. Ft.

Type of sign: Freestanding Wall Size: _____ Sq. Ft. and Height: _____ Ft.
(if applicable) (Free standing signs must be at least 10 feet from any property line)

Please review and initial the home occupation standards on the back side of this application
NOTE: These standards are taken directly from the Isabella County Zoning Ordinance. If you cannot meet these standards a home occupation permit will not be issued.

Owner's Signature _____ Date _____

****OFFICE USE ONLY****

File # : _____ Fee: \$ 100.00 Date Received: _____

Check # : _____ Receipt # : _____

Home Occupation Permit [] Approved [] Denied

Notes: _____

Isabella County Zoning Administrator _____ Date _____

SECTION 3.16 HOME OCCUPATIONS

Home occupations, as defined in Article 2, shall be allowed in all residential and agricultural districts provided that the following standards are met: **(97-2 Eff. January 1, 1998)**

- _____ A. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the livable floor area of the dwelling unit shall be used in the conduct of the home occupation.
- _____ B. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, except the outside storage of growing plants shall be allowed.
- _____ C. No home occupation shall be conducted in any accessory building in R-1, R-2, or L-R Districts, except for incidental storage.
- _____ D. In agricultural districts, a maximum of 50 percent of the livable floor area of the dwelling unit may be used for a home occupation in any single accessory building provided it is on the same parcel as the dwelling unit.
- _____ E. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood (up to 10 trips per day). Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard. No more than three off-street parking spaces may be permitted in R-1, R-2, and L-R Districts.
- _____ F. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises, if the occupation is conducted in a single-family dwelling, or outside the dwelling unit if conducted in other than a single-family residence. In the 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 causes fluctuation in line voltage off the premises
- _____ G. No regular outside sales or service contacts shall be made between 8 p.m. and 8 a.m.
- _____ H. Home occupations such as, but not limited to, family day care centers, hair dressers, income tax preparation, accounting services, computer programming, telephone solicitation, arts and crafts sales, growing plant sales, insurance sales, medical, professional and other offices and hide processing and fur trading shall be permitted provided they meet allow of the above provisions.
- _____ I. Yard or garage sales are not considered home occupations and are provided for in Section 3.31.
- _____ J. The applicant registers the home occupation with the Zoning Official. A zoning permit shall be issued if all the standards of Section 3.16, and any other applicable standards of this Ordinance, are met. An annual inspection may be conducted to ensure compliance with the conditions specified in this section.
- _____ K. A zoning permit for a home occupation runs with the property, not with the owner, and a subsequent owner may continue to operate the home occupation provided that the new owner registers with the Zoning Official and operates the home occupation in conformance with all the requirements of this Ordinance and any permit issued pursuant to it.
- _____ L. If a home occupation ceases for more than one (1) year it may not be reestablished without re-registration and receipt of a zoning permit.