

CITY OF LUDINGTON
Department of Building & Zoning
400 S. Harrison St., Ludington, MI 49431
Phone: (616) 843-2956 FAX: (616) 845-1146

APPLICATION FOR PLANNING COMMISSION PUBLIC HEARING FOR:

A HOME OCCUPATION AS A SPECIAL LAND USE

Date of Meeting: _____

ADDRESS FOR HOME OCCUPATION: _____

APPLICANT NAME: _____ Phone: _____

Applicant's Address: _____

Owner? [] Tenant? [] Zoning District: _____ Adjacent Zoning: _____

TYPE OF BUSINESS: _____

List all buildings including measurements and square footage.
House sq. ft. Garage sq. ft.
Other sq. ft. Other sq. ft.

Where will the occupation be conducted?

- 1) Inside the home? [] Yes [] No If yes, which room? _____
If yes, room size? _____
2) Inside the garage [] Yes [] No If yes, how much area? _____

Where will your customers park?

Do customers come to your home? [] Y/N []

If yes, how many? _____

How often? _____

Two drawings will need to be submitted with this application - as follows:

- 1) An approximate in-scale drawing of your property showing the buildings on it and where each is situated including where prospective parking will be situated.
- 2) An approximate in-scale drawing of the building in which the home occupation is located showing the area where business is conducted.

A *written statement* will also need to be submitted showing how the following *six* (6) requirements of a Special Land Use and the *eight* (8) requirements for a Home Occupation can be met.

SECTION 900.2:6 STANDARDS. No Special Land Use shall be approved by the Planning Commission unless the Commission finds:

(1) That the establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare.

(2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values in the neighborhood.

(3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(4) That adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

(5) That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

(6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in CHAPTER IV.

SECTION 900.3:6 HOME OCCUPATIONS (As amended 2/27/95) Home occupations may be permitted in the R1A, R1B, R2A and R3A (in single and two-family dwellings only in R3A) districts as a special land use under the following conditions:

(1) The home occupation shall be subordinate to the permitted principal residential use on the premises.

(2) The home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or other nuisance(s).

(3) The exterior appearance of the structure shall not be altered in a manner which causes the premises to differ from its residential character by the use of colors, materials, construction, lighting, signs, or other physical attributes.

(4) There shall be no outside storage of any kind related to the home occupation.

(5) No more than 20 percent of the total floor area of the residence and accessory buildings shall be used for such purposes.

(6) The use may not increase vehicular traffic flow and parking by more than one additional vehicle at a time.

(7) No person other than the immediate family occupying such dwelling shall conduct the home occupation.

(8) The Planning Commission may impose further conditions, e.g. hours of operation, and limitations in order to ensure the compatibility of the home occupation use with adjacent properties and will protect the residential character of the neighborhood.

Special Land Use Fee \$200.

Special Meeting Fee 100.

Receipt No. _____

Filing Date: _____