

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: _____

Applicant's Email: _____

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? _____

Do customers come to your home? Yes No

Where will your customers park?

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 Building Permit may be required if there will be reconfiguring of space, structural work or the commercial use is more hazardous use.

A written statement will also need to be submitted showing how the following *six* (6) requirements of a Special Land Use and the *nine* (9) requirements for a Home Occupation can be met. Use a separate piece of paper or the next page.

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 / ACCESSORY COMMERCIAL UNITS (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:

A home occupation is defined as any occupation, trade, profession or craft carried on by an occupant of a residential building as a use secondary to the use of the building.

Accessory Commercial Unit (ACU) is defined as small detached commercial units that are accessory to the principal residential use on the site.

- (1) The home occupation shall be subordinate to the permitted principal residential use on the premises.
- (2) A home occupation use shall not create a nuisance or endanger the health, safety, welfare, or enjoyment of any other person in the area, by reason of excessive noise, vibration, glare, fumes, odor, unsanitary or unsightly conditions, fire hazards, or the like, involved in or resulting from such home occupation.
- (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, or other physical attributes.
- (4) Exterior signage must follow Article 800.7
- (5) There shall be no outside storage of any kind related to the home occupation. No storage or display of goods within the dwelling unit shall be visible from outside the dwelling unit.
- (6) No more than 20% of the total floor area of the residence and 100% accessory buildings shall be used for such purposes.
- (7) The use may not increase vehicular traffic flow and parking by more than one additional vehicle at a time.
- (8) No persons other than the residents of the dwelling and one additional employee are to conduct the home occupation.
- (9) 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
Inspection Fee \$50

*Waived if a Building Permit is issued

Receipt No. _____ Filing Date _____

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- (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 / ACCESSORY COMMERCIAL UNITS (As amended 2/27/95 & 1/12/22) 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:

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