

**HOME BASED BUSINESSES AMENDMENTS – PUTNAM TOWNSHIP ZONING ORDINANCE
APPROVED BY THE TOWNSHIP BOARD, 11/18/09**

Chapter 18, Sec. 5, Definitions G-H

HOME BASED BUSINESS means a business operated on the same property as a single family dwelling that is of a nature and intensity such that the activity and equipment associated with the business is not customarily found on a single family property, is operated by the occupant(s) thereof, is clearly an incidental and secondary use of the residential property and generally does not require patrons or customers to enter the premises to conduct the business. A hobby or activity pursued for enjoyment and not for monetary gain, provided it is conducted in such a manner as to be in compliance with the provisions of this Ordinance, shall not be considered to be a home based business.

For the purposes of this Ordinance, there shall be two classes of home based businesses:

Low Intensity: A home based business that is conducted within a dwelling and/or an accessory structure, utilizes artisan equipment (such as woodworking machines, pottery wheels and kilns, and similar), and utilizes only equipment that is customarily kept and used indoors.

Intensive: A home based business that is conducted from or within an accessory structure (except for an office serving the business, which may be located within the dwelling), which is clearly discernible due to the use of vehicles, equipment or business-related activity that can be observed from outside of the dwelling, and utilizes equipment, vehicles or processes of a more intensive nature, such as that used by construction contractors, landscaping contractors, and similar.

Chapter 21, A-O Agriculture-Open Space District

Sec. 2. Table of Uses (relevant part only shown)

- P: Permitted Use: Land and/or buildings in this District may be used for the purposes listed by right.
- SLU: Special Land Use Permit: Listed uses may be permitted by obtaining Special Land Use approval, subject to the standards and procedures cited in Chapter 29.
- NP: Not permitted.

Table 21-1: Table of Uses – A-O District	A-O
Accessory Uses (See Chapter 19 for specific regulations)	
Home based businesses, low intensity, subject to the requirements of Chapter 29, Sec. 21	P
Home based businesses, intensive	SLU

Chapter 22, Single Family Residential Districts

Sec. 4 Table of Uses (relevant part only shown)

Table 22-1 Table of Uses, Single Family Residential Districts (Minimum Lot Area)	RR (10 ac.)	RS-1 (5 ac.)	RS-2 (3 ac.)	RS-3 (1 ac.)	RS-4 (21,780 sq. ft.)	LR-1/ LR-2 (8,500 sq. ft./ 1 ac.)
Accessory Uses (See Chapter 19 for specific regulations)						
Home based businesses, low intensity, subject to the requirements of Chapter 29, Sec. 21	P	P	P	P	SLU	SLU
Home based businesses, intensive	SLU	SLU	SLU	NP	NP	NP

Chapter 29, Special Land Uses Specific Requirements

Section 21. Home Based Businesses (all following sections renumbered accordingly)

A. General Requirements

- 1) The following shall not be permitted as a home based business:
 - a) waste hauling and sanitary services
 - b) junk yards or scrapping operations
 - c) retail sales
- 2) The home-based business shall not be used as an attempt to establish a commercial or industrial use in a residential area.
- 3) The parcel containing the home based business shall contain a single family dwelling as the principal use and the business shall be owned and operated by a resident of the dwelling located on the property.

B. Minimum Lot Area:

- 1) Notwithstanding the minimum lot size requirements in the zoning district, no low intensity home based business shall be permitted on a lot of less than one (1) acre, and no intensive home based business shall be permitted on a lot of less than three (3) acres.
- 2) Any property containing a home based business shall not be split, divided or subdivided so that the area of the property containing the use is less than originally approved as a special land use, unless an amendment to the special land use is approved by the Township. Any split, division or subdivision that causes the area of the property to be less than the minimum required area shall render the special land use null and void.

C. Structure Requirements.

- 1) Low Intensity: A low intensity home based business may be located within the dwelling and/or within an accessory structure..

- 2) Intensive: Except for an office serving the business, which may be located within the dwelling subject to Section 21.C 3) of this Chapter, the intensive home based business shall be conducted within one (1) or more attached garage(s) or detached accessory structure(s) meeting the requirements of Chapter 19, Sec. 12. The entire accessory structure may be utilized for the home based business.
- 3) No more than forty percent (40%) of the gross floor area of a dwelling may be utilized for a home based business.
- 4) Buildings and uses that must meet special building code requirements, such as automatic fire suppression systems, explosion proof construction, hazardous waste containment systems and other similar requirements shall not be permitted.
- 5) Access: Any proposed intensive home based business that takes access from a private street shall show written proof that access to the street by heavy equipment or trucks has been approved by the private street association or other entity or owners who are responsible for ownership and maintenance of the private street. A certified copy of the written release shall be kept on file in the Township offices.

D. Signs.

- 1) Number, Area and Height: A low intensity home based business shall be allowed only one (1) of the following signs. An intensive home based business shall be allowed one (1) of each of the following signs.
 - a) A freestanding sign, with a maximum area of nine (9) square feet and a maximum height of six (6) feet.
 - b) A wall sign, with a maximum area of nine (9) square feet, mounted directly to the front wall of the dwelling or accessory structure.
- 2) A home based business sign shall not be illuminated.

E. Performance Standards.

- 1) No equipment or process shall be used on the premises that creates excessive vibration, glare, fumes or odors, or electrical interference.
- 2) All activities shall comply with Ordinance 42 of the Township Ordinances, Noise.
- 3) Any traffic generated by the home-based business shall not be so great or occur at a time that would cause adverse effects within or upon the surrounding neighborhood, as determined by the Zoning Administrator.
- 4) For any home based business located on a lot that is three (3) acres or less in area, delivery or shipping of goods shall be via US Mail or similar private parcel delivery service. Use of trucks with more than two (2) axles or any truck-trailer combination is prohibited.
- 5) Outdoor storage of goods, parts or supplies related to the home based business shall not be permitted.
- 6) Storage of vehicles and equipment associated with the business not designed for conveyance shall be wholly contained within a structure or enclosed trailer. This

paragraph shall not apply to the owner's passenger vehicle(s), even if utilized for the home based business. Repair of vehicles and equipment, including storage of vehicles and equipment for repair and storage of parts or equipment related to repair, shall be only within an enclosed structure, however, up to two (2) vehicles or units of equipment awaiting pickup or repair may be stored outdoors.

- 7) No more than three (3) persons who are not residents of the dwelling may be employed. This does not preclude the use of additional employees who may be employed by the home-based business but who work in other locations off the property.

I, Sally D. Guyon, Putnam Township Clerk, hereby certify as follows:

- A. The above Ordinance amendment was passed by the Putnam Township Board of Trustees on the 18th day of November, 2009. The names of the members voting thereon and how each member voted was as follows:

Yeas:	Rau, Guyon, McCloskey, Carney, Dobis and Chambers
Nays:	None
Absent:	Klein

- B. A synopsis of the Ordinance amendment was published in the Livingston County Daily Press and Argus, a newspaper circulating within the Township, on the 4th day of December, 2009.

- C. The effective date of the Ordinance amendment is December 12, 2009.

PUTNAM TOWNSHIP

Sally D. Guyon, Clerk