

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF FREEDOM TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Freedom Township, Washtenaw County, Michigan ordains the following amendments to Articles 2.0 (Zoning Districts), 3.0 (Dimensional Standards), 4.0 (Land Use Table), and 5.0 (Use Standards) of the Freedom Township Zoning Ordinance No. 43 for the purposes of correcting a typo in the table of zoning districts, and inserting a provision to allow persons not residing on the premises to be engaged in an allowable home occupation under limited circumstances.

FREEDOM TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1.

[DELETE and REPLACE the table of zoning districts as listed under Section 2.101 (Zoning Districts) and repeated under Sections 3.101 (Table of Dimensional Standards by District) and 4.02 (Table of Permitted Uses by District) to correct the "Type of District" reference for the Lake (LK) District from "Business" to "Residential" as follows:]

Section 2.101 Zoning Districts.

Section 3.101 Table of Dimensional Standards by District.

Section 4.02 Table of Permitted Uses by District.

Type of District	Zoning District Name	Symbol
Rural	Agricultural-Resource District	AR
	Rural Residential District	R-2
Residential	Manufactured Housing Park District	R-6
	Lake District	LK
	Convenience Commercial	C-1
Business	Special Commercial	C-2
	Industrial-Research	I-1
	Public/Semi-Public Services	PSP

SECTION 2.

[Amend Article 5.0 (Use Standards), Section 5.204 (Home Occupations), subsection "A" to delete and replace subsection A.3. as follows:]

Section 5.204 Home Occupations.

Home occupations shall be subject to the following:

A. Use Standards.

Home occupations shall conform to the following requirements:

1. The home occupation shall qualify for and receive all applicable local, state, and federal licenses, certificate, and permits.
2. Home occupations shall be limited to single-family detached dwellings, and to other owner-occupied dwellings. The home occupation shall be conducted only within the dwelling or within an accessory structure on the parcel.
3. No persons other than members of the family residing on the premises, and up to two (2) persons who do not reside on the premises and are under 19 years of age, shall be engaged in the home occupation. It is the policy of the Township to encourage the owner(s) of a successful home occupation, including one that has grown to the point of engaging the help of adult persons who do not reside on the premises, to relocate their operation to the Township's Business Districts.
4. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
 - a. The total floor area used by the home occupation, whether the home occupation is conducted within the dwelling unit or within an accessory building on the same lot, shall not exceed twenty percent (20%) of the floor area of the dwelling unit.
 - b. There shall be no change in the appearance of the structure or premises, or other visible evidence of the home occupation. External and internal alterations not customary for a single-family dwelling shall be prohibited.
5. Traffic generated by a home occupation shall not be greater in volume than that normally expected within the neighborhood.
6. Parking spaces for the home occupation shall not be located in any required yard setback area, and shall be subject to the standards of Article 11.0 (Off-Street Parking and Loading Regulations).
7. No signs shall be permitted for the home occupation, other than a nameplate as permitted for a dwelling per Article 12.0 (Sign Regulations).
8. No article shall be sold on the premises except that which is prepared on-site or provided as incidental to the service or profession conducted therein.
9. Exterior display and storage of equipment or materials associated with or resulting from a home occupation shall be prohibited.
10. Customer or client visits, and deliveries associated with the home occupation shall be limited to between the hours of 7:00 a.m. and 8:00 p.m.

Draft Date: January 4, 2018

SECTION 3.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed.

SECTION 4.

Adopted by the Township Board of Trustees for Freedom Township, Washtenaw County, Michigan, at a meeting of the Township Board held on the _____ day of _____, 20____. This ordinance shall become effective on the eighth (8th) day following publication thereof.

Dated: _____, 20____ _____
Dale Weidmayer, Supervisor

Valisa Bristle, Clerk

CERTIFICATION

The above Ordinance No. _____ was adopted at a meeting of the Freedom Township Board of Trustees on the _____ day of _____, 20____; and published in the _____, a newspaper of general circulation in Freedom Township, Washtenaw County, Michigan on the _____ day of _____, 20____.

Valisa Bristle, Clerk