

ZONING ORDINANCE AMENDMENT

An Ordinance to amend the Zeeland Charter Township Zoning Ordinance to amend the definition of home occupation and to add regulations pertaining to home occupations.

THE CHARTER TOWNSHIP OF ZEELAND, COUNTY OF OTTAWA. AND STATE OF MICHIGAN,
ORDAINS:

Section 1. Definition of Home Occupation. That Section 15.057 of the Zeeland Charter Township Zoning Ordinance be amended to provide in its entirety as follows:

"15.057 HOME OCCUPATION: A gainful occupation conducted by members of a family within the family home or within an accessory building to the home as a use incidental and secondary to the use of the home as a dwelling place."

Section 2. Home Occupations. That Section 15.242 be added to the Zeeland Charter Township Zoning Ordinance to provide in its entirety as follows:


"15.242 HOME OCCUPATIONS:

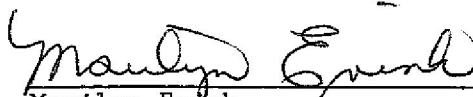
A. Home Occupations shall be permitted in the Agricultural and Residential Zoning Districts if all of the following restrictions and regulations are satisfied:

1. The home occupation shall be conducted within the home or an accessory building to the home only by members of the family residing in the home.
2. No home occupation shall occupy more than twenty (20%) percent of the floor area of the home or accessory building, including storage of materials, supplies, etc. No rooms which are constructed or erected as an addition to the home or its accessory building, or which are constructed or erected by the conversion of a garage, porch or other similar part of the home or its accessory building, which were not included in the original floor area of the home or accessory building, shall be considered as part of the floor area until two (2) years after the date of the completion thereof as shown by the records of the Building Inspector.
3. All home occupations shall be conducted so as not to be noticeable from the exterior of the home or accessory building.
4. For purposes of identification, one non-illuminated nameplate not exceeding one square foot in area shall be permitted. Such identification nameplate shall identify only the name and profession, vocation or trade of the person or persons operating the home occupation. No other sign shall be utilized in connection with the home occupation.

5. The home occupation shall not service more customers or clientele at any time on the premises than what off-street parking is provided for.
 6. No home occupation shall be so conducted and operated as to be obnoxious or dangerous by reason of heat, glare, fumes, odors, dust, noise, or vibration beyond the lot on which the use is located.
 7. No motors other than electrically operated motors shall be used in conjunction with the home occupation. The total horsepower of all electrical motors utilized in the home occupation shall not exceed three horsepower. No single electrical motor used in the home occupation shall exceed two horsepower. All electrical motors and equipment used in the conduct of the home occupation shall be shielded so as to not cause radio or television interference for adjoining properties.
- B. Home Occupations shall be permitted in the Agricultural and Residential Zoning Districts, notwithstanding the failure to satisfy the restrictions and regulations listed above in subsection A. when authorized by the Board of Appeals as a matter for Board of Appeals decision pursuant to Section 20 of the Act. In considering such authorization the Board of Appeals shall consider the following standards:
1. The nature of the home occupation,
 2. The effect of the home occupation on the surrounding neighborhood,
 3. The environmental effects of the home occupation.
 4. The nature of the surrounding neighborhood,
 5. Potential traffic congestion as a result of the home occupation, and
 6. Provision for parking for traffic or clientele which may result from the operation of the home occupation."

Section 3. Effective Date. That the foregoing Amendments to the Zeeland Charter Township Zoning Ordinance were approved and adopted by the Township Board of Zeeland Charter Township, Ottawa County, Michigan, on Jan. 19, 1987, after a public hearing as required pursuant to Michigan Act 184 of 1943, as amended, and after introduction and a first reading on Dec. 15, 1986, and publication after such first reading as required by Michigan Act 359 of 1947. as amended. This Ordinance shall be effective on Jan. 29, 1987.


Robert L. Semple
Township Supervisor


Marilyn Evink
Township Clerk

ZONING

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Township Clerk