



CITY OF

Ypsilanti

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Home Occupations

§122-669

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please call the Building Department.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/building

Planning

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

Home Occupations are businesses run from your home. These businesses must have a business license and meet other certain requirements to operate legally within the City.

Permits Required: **Business License**
Building, electrical, plumbing, HVAC, or mechanical permits may be necessary

Other Requirements:

- Home occupations must be owned or operated by members of the immediate family residing on the premises. Only one other person may be employed by or involved in the business. If the occupant is not the owner, the owner must consent to the home occupation.
- The business may occupy 25% of the building's useable floor area or 300 square feet, whichever is less. *Usable floor area* means the total floor area less any basement, unfinished attics, any attic floor area with less than five feet vertical distance from floor to ceiling, attached garages, uncovered or enclosed porches, patios, terraces, carports, breezeways, decks, or verandas.
- May be housed in a basement or an accessory structure such as a garage or shed. Neither the outside appearance nor the residential character of the building may be altered, although a one-square-foot nameplate is allowed. The business may not be visible from the street.
- Hours of operation may occur between 7 a.m. and 9 p.m. "Walk-in" trade is prohibited, so services must have scheduled appointments and retail business must be conducted electronically or by phone or delivery.
- Vehicles making deliveries to the home occupation may not have more than two axles. No more than two additional vehicles may be on the premises.
- No merchandise or articles for sale shall be displayed outdoors except in compliance with §122-670 regarding garage, rummage, and craft sales.
- If motor power is used in relation to the home occupation, it must be electric and may not exceed one horsepower per motor. The motor must be shielded to avoid radio or television interference.
- No noise, dust, vibration, glare, smell, or hazard may be generated by the home occupation that is greater than what would normally be found in that zoning district.
- For home occupations related to medical marijuana, please see the Medical Marijuana fact sheet.

Businesses not allowable as home occupations:

- Animal grooming, animal clinic/hospital, bed and breakfast establishments, barber/beauty shops with more than one stylist or styling chair, clinics or hospitals, day care centers, funeral homes, kennels, millinery and other apparel shops, private clubs, real estate offices, restaurants, stables, trailer rentals, vehicle repair or painting, veterinarian's offices, retail or wholesale sales of items stocked on the premises, nursing homes, antique shops, or adult regulated uses.
- Landscape installation, maintenance, construction contracting, and snow removal are not permitted, but administrative offices related to those services are allowed.

Last updated: October 2015