



CITY OF

Ypsilanti

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Home Occupations

§122-529

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

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd 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 residential floor area or 300 square feet, whichever is less. *Usable residential floor area* means the gross floor area minus area in basements, unfinished attics, attic floor area with less than five feet vertical distance from floor to finished ceiling, attached garages, uncovered or enclosed porches, patios, terraces, carports, breezeways, decks, or verandas.
- The business may not be visible from the street, but 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.
- Hours of operation may occur between 7 a.m. and 9 p.m. "Walk-in" trade is prohibited, so business must be conducted by appointment, phone/internet, or by 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 at a time.
- No merchandise or articles for sale shall be displayed outdoors except in compliance with §122-526 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, smell smoke, glare, electrical interference, fire hazards, or any other hazard or nuisance may be generated by the home occupation that is greater than what would normally be found in that zoning district.

Businesses not allowable as home occupations:

Animal grooming, barber shops or beauty parlors with more than one stylist or chair, medical services with more than one practitioner and one non-practicing staff, commercial stables, day care centers, kennels, real estate offices, restaurants, vehicle repair or painting, retail or wholesale sales of any items stocked on the premises, funeral homes, nursing homes, antique shops, bed and breakfast establishments, private clubs, trailer rentals, adult regulated uses, millinery and other apparel shops, veterinary services, any use involving the distribution of firearms or the storage of firearms intended for sale or distribution, or any use that endangers the health, safety, and welfare of any other persons residing in that area.

- Landscaping, construction contracting, and snow removal businesses are not permitted, but administrative offices related to those services are allowed.