

SHELBY TOWNSHIP  
OCEANA COUNTY, MICHIGAN

ORDINANCE NO. 090319-4

AN ORDINANCE TO AMEND THE SHELBY COMMUNITY ZONING ORDINANCE; TO AMEND SECTION 3.24 PERTAINING TO ACCESSORY BUILDINGS.

SHELBY TOWNSHIP, OCEANA COUNTY, MICHIGAN, ORDAINS:

**Section 1. Amendment of Section 3.24.** Section 3.24 of the Shelby Community Zoning Ordinance is amended to read in its entirety as follows:

**SECTION 3.24 HOME OCCUPATIONS**

- A. The primary resident of the home shall be engaged in regular, day-to-day conduct of the home occupation.
- B. The use of a residential property for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. If conducted within the dwelling unit, the home occupation shall not occupy more than twenty five percent (25%) of the gross floor area of the dwelling unit.

A home occupation may be conducted in an accessory building, provided that the home occupation does not occupy more than 3,200 square feet of the accessory building. The home occupation may utilize additional space in an accessory building if approved as a special land use by the Planning Commission. A home occupation shall not be conducted outside or include outside storage.
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation other than one (1) sign, which shall not exceed sixteen (16) square feet in area. The permitted sign shall be located on the same property as the home occupation, shall not be located within any street right-of-way, and shall meet the clear vision requirements of Section 3.06.
- D. No retail or other sales of merchandise or products shall be conducted upon the premises except for incidental products related to the home occupation or those goods actually produced on the premises.
- E. Any traffic generated by the home occupation shall not be so great as to cause adverse effects within or upon the surrounding neighborhood. Parking areas for a home occupation shall be located off street and other than in a required yard.
- F. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises, if the occupation is conducted in a single-family dwelling, or outside the dwelling unit if conducted in other than a single-family dwelling. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or cause fluctuation in line voltage off the premises.

**Section 2. Severability and Captions.** This Ordinance and the various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared severable. If any part, section, subsection, sentence, phrase or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. The captions included at the beginning of each Section are for convenience only and shall not be considered a part of this Ordinance.

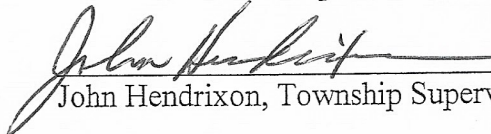
**Section 3. Repeal.** Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

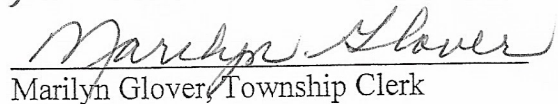
**Section 4. Effective Date.** This Ordinance is ordered to take effect seven (7) days following publication of adoption in Oceana's Herald-Journal, a newspaper having general circulation in the Township, under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

ROLL CALL VOTE:

YES: 5 AYS  
NO: 0 NAYS

Declared adopted on: [DATE]. *SEPT. 3, 2014*

  
John Hendrixon, Township Supervisor

  
Marilyn Glover, Township Clerk