



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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HOME OCCUPATION GUIDELINES

The City's Zoning Ordinance allows for home occupations. A home occupation is defined as "an accessory use of a nonresidential nature which is performed within a dwelling or within an accessory building, and conducted by members of the family residing in the dwelling, and not more than 1 additional employee."

Performance Standards

Home occupations are allowed in residential dwelling units, subject to the following performance standards:

- Total floor area devoted to the home occupation in the principal or accessory building may not exceed 25% of the gross floor area of the dwelling.
- The outside appearance of the premises may not reveal visible evidence of the home occupation, for example signs.
- There may not be any outdoor display of goods or outdoor storage equipment or materials used in the home occupation.
- No article or service may be sold or offered for sale on the premises except those which are produced by the home occupation on the premises.
- The home occupation may not generate more than 10 business-related vehicle trips in any one (1) day in the vicinity of the home occupation.
 - Any need for parking generated by the home occupation must be provided off-street in accordance with the off-street parking requirements found in City Code Chapter 59.
- Any equipment or process used in home occupations may not create noise, dust, vibrations, glare, fumes, odors, or electrical interference that is detectable to the normal senses beyond the property boundary.

Typical Home Occupations

The following examples can often be conducted within the limits of the above restrictions and so qualify as home occupations. Uses that may qualify as home occupations are not limited to this list, nor does this list automatically qualify a use as a home occupation.

- Accountant
- Architect
- Artist
- Author
- Consultant
- Tailor
- Music Teacher
- Individual Tutor
- Home Cook

Restricted Home Occupations

The following uses are not permitted as home occupations if conducted as a person's principal occupation and the person's dwelling is used as the principal place of business.

- Vehicle Repair or Painting
- Dental or Medical Office

For more information about home occupation requirements, please contact a city planner in the Planning & Development Services Unit at 734.794.6265 or planning@a2gov.org