



CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Consideration of Text Amendment 18.304 to amend Section 4.4, Home Occupations, of the Zoning Ordinance to update and clarify language pertaining to home occupations in the City. **FIRST READING**

SUBMITTING DEPARTMENT: Community Development – Planning Division

BACKGROUND INFORMATION:

The Zoning Ordinance currently has language that limits home occupations and the effect that home occupations can have on the surrounding area. Staff and the City Attorney's office have been working on an ordinance amendment to modify the existing language governing home occupations in the City.

The amendments stemmed from a number of complaints about certain businesses that appeared to be operating out of residences, as well as through a request from the City Council to the Ordinance Review Committee (ORC) to explore potential changes to the Zoning Ordinance. On June 13, the ORC discussed drafting an ordinance amendment that would address the issue. The April 23 memo from the Community Development Department, in addition to the minutes from the June 13 ORC meeting, are included in this packet.

At the June 13 ORC meeting, Committee members expressed concern over enforcement of restrictions to home occupations. Staff responded to the concern, stating that an Ordinance officer would have to physically observe any ordinance infractions of new or existing home occupations. The meeting concluded with a commitment by staff and the City Attorney's office to come back to the ORC with a draft ordinance.

At the August 8 ORC meeting, the draft ordinance was brought before the committee members. Staff provided an overview of the additions to the text amendment, including enforcing against the renting of cars from a home, enforcing against the hosting of a dance studio with 15 students coming and going every hour, and enforcing deliveries to homes for home occupations being restricted to vehicles from Amazon, UPS, etc. After further discussion, the ORC made the motion to recommend the proposed amendments to the Planning Commission for comment and public hearing.

The proposed ordinance amendment builds on the current ordinance standards for home occupations and provides additional language for specific negative effects such as outside storage of products or equipment, and selling vehicles, landscape equipment or machinery, among others. A summary of the new sections are outlined below, with specific changes provided in the attached draft ordinance language.

Section 4.4 Home Occupations

- Section 4.4.1 (new) Home Occupation must be conducted by a full-time resident of the property
- Section 4.4.2 Signage or advertising
- Section 4.4.3 Conducted within the main building and no outside storage
- Section 4.4.4 No product sold to customers or visitors to the home
- Section 4.4.5 No parking in excess of that required for residence
- Section 4.4.6 (new) No objectionable noise, fumes, odor, dust, or electrical interference
- Section 4.4.7 (new) No rental or sale of autos, trucks, etc.
- Section 4.4.8 (new) No excessive traffic
- Section 4.4.9 (new) No excessive deliveries to the home

The Planning Commission held a public hearing on November 15th and forwarded a favorable recommendation to the City Council.

RECOMMENDED ACTION: Approval of Text Amendment 18.304 to amend Section 4.4, Home Occupations, of the Zoning Ordinance to update and clarify language pertaining to home occupations in the City, subject to further modifications as determined necessary by the City Manager's Office or City Attorney's Office. This motion is made because the ordinance amendment limits negative effects of some home occupations as requested by City Council. **FIRST READING**