

## **SECTION 424      HOME OCCUPATION**

This use is permitted in any District subject to the following:

- a. The following requirements shall apply to all home occupations:
  1. The home occupation shall be carried on by the owner of the property plus up to two other employees by right and up to a total of five persons, owners and employees, by Special Exception.
  2. The character or external appearance of the dwelling unit or accessory structure must be that of a dwelling or structure normally accessory to a dwelling. No display or products may be shown as to be visible from outside the dwelling or accessory structure.
  3. A nameplate not larger than twelve (12) square feet shall be allowed in the Agricultural and Conservation Zones, and not larger than six (6) square feet in the Rural Residential and Residential Zones.
  4. In addition to the required parking for the dwelling unit, additional parking as follows:
    - a) One space for the home occupation, and one space for each employee;
    - b) Three additional spaces for a physician or dentist.
    - c) One space for home occupations with periodic visits by customers.
  5. The premises must at all times be kept neat and orderly.
  6. The use will not result in a substantial increase in traffic. A twenty (20%) percent increase in traffic shall be regarded as substantial. For this purpose, measurement of traffic increase shall occur on the nearest non-dead end or non-cul-de-sac street.
  7. The use will not involve any waste product other than domestic sewage or municipal waste (as defined in the Pennsylvania Solid Waste Management Act).
  8. The use will not involve sale of any item not made on the premises except as incidental to the home occupation. Beauty shops, insurance agent offices, physician offices, bake shops, handcraft shops, are examples of the type of uses which normally will meet this requirement.
  9. The use will not involve any outside storage.

10. The use will not be one which tends to create dust, heat, glare, smoke, vibrations or odors outside the building in which the use is being conducted or noise audible outside the building in which the use is being conducted. Motor vehicle repair facility is a use which tends to create noise audible outside the building in which the use is being conducted.
- b. The following additional requirement applies to a home occupation use located within a dwelling unit:
    1. Not more than twenty-five (25%) percent of the habitable floor area of a dwelling unit may be devoted to a home occupation.
  - c. The following additional requirements apply to a home occupation use located within an accessory structure.
    1. Unless the use is to be located in a building constructed or placed prior to January 1, 1992, if it is in the Agricultural Zone or in the Conservation Zone, it shall be located on land unsuitable for agricultural purposes as defined in Article VI of this Ordinance.
    2. The accessory structure for a home occupation may be included in addition to the twenty-five (25%) percent of the habitable floor area of a dwelling unit.
  - d. If the home occupation is located less than 500 feet from an existing residence on an adjacent lot (distance between structures), the following additional requirements apply:
    1. If the use will occur in an accessory building which was constructed or placed after January 1, 1992, or if a new building is to be constructed or placed, or an existing accessory building is to be enlarged to accommodate the proposed use, the building after enlargement or construction shall not have a ground floor area in excess of fifty (50%) percent of the ground floor area of the dwelling.
  - e. Application
    1. The applicant must include with the application for a use certificate such drawings as will enable the Zoning Officer to have an adequate record of the location and extent of the proposed use, the applicant must also supply to the Zoning Officer such information as will enable the Zoning Officer to insure that all of the above enumerated requirements will be met. The use certificate, once issued, shall continue in effect as long as there is no change in the nature or extent of the use and all of the requirements of this section continue to be met.

f. Permit by Zoning Officer

If the home occupation meets all of the above requirements, it shall be permitted in any zone upon receipt of a use certificate to be issued by the Township Zoning Officer.

g. Permit by Special Exception

If the proposed use would fail to meet one or more of the requirements of this Section, the use will be permitted only following application and approval as a Special Exception by the Zoning Hearing Board. The Zoning Hearing Board shall review the application and approve it only if the applicant establishes that the intent of the requirements of this section will be met. The Zoning Hearing Board may attach such conditions to the approval as are necessary to minimize the impact of the use on adjoining properties.