

Section 903. Home Occupation Regulations.(a) Permitted Uses.

(1) Home occupations are permitted by right in the HC (Highway Commercial) and SCC (Shopping Center Commercial) Zoning Districts.

(2) Home occupations are permitted by conditional use in the RC (Rural Conservation), LDR (Low Density Residential) and the MDR (Medium Density Residential) Zoning Districts.

(3) Home occupations are permitted by special exception in the MHP (Mobile Home Park) and the LI (Light Industrial) Zoning Districts.

(b) Standards.

(1) The office of a licensed medical practitioner or allied health field, dentist, architect, artist, baker (not for retail consumption), lawyer, accountant, insurance agent, real estate broker, teacher, tax collector, engineer, dance, music or voice instructor, dressmaker, milliner or seamstress, barber or beautician, or similar occupation shall be deemed to be a "home occupation".

(2) All dwelling units which propose a home occupation use shall have direct access to a public street, provided that the occupation is secondary to the use of the property as a residence, and further that the use of the dwelling does not change the character thereof and/or have any exterior evidence of such secondary use other than a permitted sign subject to Section 927 (Signs) of this Chapter.

(3) The principal person engaged in the home occupation shall be a resident of that dwelling.

(4) The home occupation shall be limited to the principal person engaged in the home occupation and one (1) additional person to provide secretarial, clerical or other assistance.

(5) No more than one (1) home occupation per residence shall be permitted.

(6) The home occupation shall be conducted within the principal residential structure or an accessory structure to which the home occupation is performed.

(7) A home occupation shall not occupy more than twenty-five percent (25%) of the total floor area of the residential dwelling unit or accessory structure to which the home occupation is performed.

(8) Off-street parking facilities shall be provided for all home occupational uses. In addition, the following standards and specifications shall apply:

(i) Three (3) off-street parking spaces shall be provided in addition to those required for the residential units. In the case of the office of a medical practitioner or dentist, four (4) off-street parking spaces shall be provided.

(ii) Each parking space shall have a minimum area of two hundred (200) square feet with minimum dimensions of ten feet (10') by twenty feet (20').

(iii) All proposed off-street parking facilities and driveways for the home occupational use shall be located in the rear of the structure/site. The off-street parking areas shall not be located within the required rear or side yard setback for the Zoning District in which it is located.

(iv) All proposed off-street parking facilities and driveways shall be paved in accordance with all standards specified by the Township. A maximum of ten percent (10%) of the lot area shall be devoted to off-street parking facilities and driveways.

(v) The maximum grade of the area utilized for off-street parking facilities shall not exceed five percent (5%). The maximum grade of the area utilized for the driveway or access drive shall not exceed ten percent (10%).

(vi) The driveways, aisles and maneuvering space shall be designed to permit safe and convenient access.

(vii) The proposed off-street parking facilities and driveways for the home occupational use shall be buffered with vegetative screening. The buffer yard shall conceal the view of the off-street parking facilities and driveways from the view of all adjacent property owners. The buffer yard shall be consistent with the requirements of Section 914 (Landscaping) of this Chapter.

(viii) The proposed off-street parking facilities and driveways for the home occupational use shall not create any stormwater management or sedimentation control problems. If required by the Township, a stormwater management and erosion control plan shall be submitted for review.

(ix) A zoning permit issued by the Township is required for all proposed home occupations.

(c) No-Impact Home-Based Business. A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

(1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.

(2) The business shall employ no employees other than family members residing in the dwelling.

(3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.

(4) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.

(5) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.

(6) The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.

(7) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.

(8) The business may not involve any illegal activity.

(Ordinance 130, December 9, 1991, Section 903; as amended by Ordinance 146, August 29, 1994, Section 4; as further amended by Ordinance 196, April 15, 2003, Section 8)

Section 904. Residential Conversion Standards.

(a) The Zoning Hearing Board may authorize as a special exception the conversion of any single-family detached dwelling into a dwelling for not more than two (2) families, provided that the tract or lot is located within the RC (Rural Conservation), LDR (Low Density Residential) or MDR (Medium Density Residential) Zoning Districts.

(b) The lot area per family shall not be reduced to less than the minimum lot area per family.

(c) The yard, building, area and other applicable requirements for the applicable Zoning District shall not be reduced.