

WEST COCALICO TWP.

PERMIT #: _____

HOME OCCUPATION APPLICATION

APPLICATION DATE: _____

FEE PAID: _____

Applicant's Name: _____ Telephone No. _____

Address: _____

Owner's Name: _____ Telephone No. _____

Address: _____

Address of Property: _____ Zone: _____

(Zoning Officer)

Description of Home Occupation: _____

Business will occupy _____ square feet and be located _____

Date of Start-Up: _____

PROVIDE TWO (2) SETS OF PLANS WHICH CLEARLY SHOW...

1. The dimensions and shape of the lot where the home occupation will be located.
2. The location and dimensions of the area where the home occupation will be located.

NOTE: THE HOME OCCUPATION SHALL COMPLY WITH THE REQUIREMENTS OF THE WEST COCALICO TOWNSHIP ZONING ORDINANCE AND ARE LISTED ON THE ATTACHMENT TO THIS APPLICATION. ANY VIOLATION OF THESE REQUIREMENTS SHALL BE CONSIDERED A VIOLATION OF THE ZONING ORDINANCE AND SHALL BE SUBJECT TO THE PENALTIES AND REMEDIES AS PROVIDED FOR BY LAW.

Date

Applicant's Signature

FOR ZONING OFFICER'S USE ONLY

This application is: Approved () Denied ()

Date

Zoning Officer's Signature

Comments: _____

Tax Map Number: _____ County Account Number: _____

WEST COCALICO TOWNSHIP
HOME OCCUPATION REQUIREMENTS

Section 2205.34. of the West Cocalico Township Zoning Ordinance requires that...

- A. Home occupations shall be permitted subject to all applicable criteria listed in this Section and all other applicable regulations in the respective underlying zoning district. The applicant shall demonstrate to the Zoning Hearing Board that the proposed home occupation is:
- (1) Compatible with other uses permitted in the respective zoning district.
 - (2) Incidental and secondary to the use of the property as a residential lot.
 - (3) Maintaining and preserving the residential and/or agricultural character of the neighborhood.
 - (4) Promoting the efficient use of public services and facilities by assuring these services are provided to the residential population for which they are planned and constructed, rather than as commercial uses.
- B. Only single-family detached dwelling units with direct access to a public street may be used for a home occupation. If the resident conducting the home occupation is a tenant and not the owner of the property, the owner shall be party to the permit application for the home occupation. All home occupations shall also meet the following criteria:
- (1) A home occupation conducted within a dwelling unit shall not occupy more than twenty-five (25%) of the floor area of the dwelling, excluding unimproved attics, unimproved basements, and attached garages of the dwelling.
 - (2) Accessory buildings may be used for a home occupation in the following zoning districts: ES - Ecologically Sensitive District, A-1 - Agricultural District, A-2 - Agricultural District, OS - Woodland District, and the RR - Rural Residential District. However, if an accessory building is used, the work and storage area may not exceed a total of six hundred (600) square feet.
 - (3) Home occupations shall be limited to those occupations customarily conducted within a dwelling unit. These uses shall include:
 - (a) Artists and artisans.
 - (b) Authors and composers.
 - (c) Beauticians and barbers.
 - (d) Office facilities, excluding medical offices and dental offices.
 - (e) Individual tutoring, provided that there are no more than two (2) students at any one (1) time.
 - (f) Preparation of food or food products to be sold or served off-site.
 - (g) Individual musical instruction, provided that no instrument shall be amplified to be audible at the property line.
 - (h) Telephone solicitation.
 - (i) Dressmaking, sewing, and tailoring.
 - (j) Uses not listed that, in the determination of the Zoning Officer are considered to be of the same general character as the home occupations listed herein.
 - (4) There shall be no more than one (1) home occupation per dwelling unit.
 - (5) No more than two (2) non-resident employees shall be permitted. However, in the case of a home occupation of an office in the building trades and similar fields, the business may have additional employees for off-site activities provided they are not employed on-site, they do not park on or near the property, and they do not visit the property during the course of business.
 - (6) One (1) commercial vehicle connected with the home occupation may be maintained on the property. Said vehicle shall not exceed a gross vehicle weight (truck plus rated payload) of ten thousand (10,000) pounds nor have more than two (2) axles.
 - (7) The exterior appearance of the dwelling shall be maintained as a residential dwelling.
 - (8) The applicant shall demonstrate that adequate off-street parking shall be provided for both the home occupation and the dwelling unit. In no event shall the parking spaces provided be less than two (2) for the dwelling unit, one (1) for each non-resident employee, and such other parking spaces as required under Section 1702 of this Ordinance. Such parking spaces shall be screened from adjoining properties.
 - (9) When the driveway access to the home occupation intersects a minor collector or major collector street as identified in Article XVIII, a vehicular turnaround shall be provided to prohibit the backing out of vehicles onto such roadways. The turnaround area shall not be utilized as an off-street parking area.
 - (10) Retail sale of merchandise, supplies, or products shall not be conducted on the property except for the following:
 - (a) The sale of items that are clearly incidental and subordinate to the conducting of the home occupation or items used in the home occupation such as the sale of beauty supplies used by the proprietor is permitted.
 - (b) Orders previously made by telephone, by appointment or at a sales party may be filled at the site