

WEST COCALICO TWP.
RURAL OCCUPATION APPLICATION

PERMIT #: _____

APPLICATION DATE: _____

FEE PAID: _____

Applicant's Name: _____ Telephone No. _____

Address: _____

Owner's Name: _____ Telephone No. _____

Address: _____

Address of Property: _____ Zone: _____

(Zoning Officer)

Description of Rural 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 rural occupation will be located.
2. The location and dimensions of the building where the rural occupation will be located.

NOTE: THE RURAL OCCUPATION SHALL COMPLY WITH THE REQUIREMENTS OF THE WEST COCALICO TOWNSHIP ZONING ORDINANCE AND ARE LISTED ON THE REVERSE SIDE OF 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
RURAL OCCUPATION REQUIREMENTS

Section 2205.63. of the West Cocalico Township Zoning Ordinance requires that...

- a. The rural occupation shall be compatible with other uses permitted in the respective zoning district.
- b. The rural occupation shall be incidental and secondary to the use of the property as a residential lot.
- c. The rural occupation shall maintain and preserve the residential and/or agricultural character of the neighborhood.
- d. The rural occupation shall promote 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.
- e. Only one (1) rural occupation may be conducted on the same property as the owner's principal residence. The gross floor area of the rural occupation shall follow the below scale:

- (1) Lot area up to five (5) acres gross - One thousand, five hundred (1,500) square feet.
- (2) Lot area from five (5) to ten (10) acres gross - Two thousand, five hundred (2,500) square feet.
- (3) Lot area greater than ten (10) acres gross - Four thousand (4,000) square feet.

In addition, the operator of a rural occupation is permitted to utilize no more than five hundred (500) square feet of any building for fully enclosed storage of materials used in the rural occupation.

- f. A rural occupation shall only be conducted within a conforming and completely enclosed accessory building, with the exception of a separate building used for the storage of materials. If a new building is constructed for the rural occupation, it shall be located to the side or rear of the principal residence.
- g. Where a rural occupation is located adjacent to the VC - Village Center District or the VR - Village Residential District boundary, no part of the rural occupation shall be within one hundred (100) feet of that district boundary.
- h. In no case shall the required maximum lot coverage be exceeded by those impervious surfaces associated with the principal residence, rural occupation, and/or other accessory uses.
- i. All off-street parking and loading spaces shall conform to Article XVII and shall be screened from adjoining roads and properties.
- j. Materials, products or supplies comprising any part of the rural occupation shall be contained within an enclosed building, unless by request and upon review, the Zoning Hearing Board allows outside storage for the particular application. In no case shall outside storage be permitted in the required side, front or rear yard setback area, nor shall materials be stacked to a height greater than six (6) feet. The Board shall also determine what buffering from adjoining properties is necessary when outside storage is permitted.
- k. The use of one (1) commercial vehicle up to two (2) axles is permitted as part of the rural occupation.
- l. A rural occupation shall have a minimum fifty (50) foot long gravel or paved access apron extending into the subject parcel to prevent tracking of mud onto the public road. Any access drive provided shall be of sufficient length to accommodate the off-road stacking of delivery and customer vehicles. In addition, when the driveway access to the rural 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.
- m. One (1) non-illuminated sign not exceeding eight (8) square feet shall be permitted and must be set back a distance at least equal to its height from every lot line.
- n. The maximum number of employees that do not reside on the site shall not exceed two (2) full-time positions. For the purposes of this section, "employees" shall be defined as those involved in the on-site conduct of the rural occupation.
- o. Rural occupations shall only be conducted between the hours of 6:00 a.m. and 9:00 p.m., Monday through Saturday, unless otherwise specified by the Board.
- p. When a rural occupation involves retail sales, the sales and display area shall not exceed fifteen percent (15%) of the permitted area of the rural occupation as stated in sub-section "5" above.
- q. No manufacturing, mechanical or industrial uses shall be permitted which causes any noise, odor, glare, fumes, smoke, dust, vibration, electromagnetic interference, or other hazard that is noticeable at or beyond the closest property line. Excluding wastewater treatment, no use that requires application or permitting by the PA DEP for the handling of hazardous waste or other substances shall be permitted.
- r. A planting screen as defined in Section 2010.3. shall initially and perpetually meet the physical performance standards of this Ordinance, even though such standards are established primarily for commercial and industrial districts within the Township.
- s. The applicant shall furnish evidence that an approved means of sewage disposal shall be utilized, and further that such means is part of the same system in use for the principal residence.
- t. All trash dumpsters shall be located within a side or rear yard and be completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate.
- u. The applicant shall obtain a Zoning and Use Permit for a rural occupation in accordance with Section 2306 of the Zoning Ordinance.