

WEST COCALICO TWP.

HOME 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 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 of the home occupation. There shall be no direct sales of products from display shelves or rack,

but a person may pick-up an order placed earlier as described above. "Parties" for the purpose of selling merchandise or taking orders shall not be held more than one (1) time each month at the site of the home occupation.

- (11) No storage or display of goods shall be visible from the outside of the building.
- (12) No external storage of materials or products shall be permitted.
- (13) No emission of unpleasant gases or other odorous matter shall be permitted.
- (14) No emission of noxious, toxic or corrosive gases or fumes injurious to persons, property, or vegetation shall be permitted.
- (15) No glare and heat from any home occupation shall be permitted.
- (16) No discharge is permitted into a sewage or storm water management system, stream, open body of water, or into the ground of any materials in such a way or of such nature or temperature as could contaminate any water supply or damage or be detrimental to any sewage system or any sewage treatment plant, or otherwise could cause the emission of dangerous objectionable elements.
- (17) No vibrations perceptible beyond the dwelling unit or building in which the home occupation is conducted shall be permitted.
- (18) No noise shall be audible beyond the dwelling unit or building in which the home occupation is conducted which exceeds the average intensity of street traffic at the front lot line. Objectionable noises due to intermittence, beat, frequency or shrillness shall be muffled.
- (19) No emission of any smoke shall be permitted.
- (20) Electronic or electronic devices shall be shielded in such a manner as not to interfere with radio or television reception or transmission of any kind.
- (21) No manufacturing, repairing or other mechanical work shall be performed in any open area. Such activity shall be conducted in such a way that no noise, odor, vibration or electromagnetic interference shall be noticeable at or beyond the property line.
- (22) The use shall not require the delivery of materials and goods by trucks larger than standard panel trucks.
- (23) A home occupation shall not generate waste products or material of a quality or quantity not normally associated with a residential use.
- (24) The conducting of any home occupation shall not create a traffic problem in terms of generating traffic congestion.
- (25) The applicant shall demonstrate that sufficient water and sewage disposal service is available for the home occupation. If the property is served by public water and/or public sewer service, the applicant shall provide confirmation from the water and/or sewer service provider that capacity is available for the home occupation. If the property is served by on-lot sewage disposal, the applicant shall present evidence that the existing on-lot sewage disposal system is adequate to dispose of the anticipated sewage flows from the home occupation.
- (26) One (1) sign, which shall comply with Section 1600.9. shall be permitted.
- (27) Unless otherwise determined by the Zoning Hearing Board, an approved home occupation may be conducted only during the hours of 6 a.m. to 9 p.m.
- (28) The applicant shall obtain a Zoning and Use Permit for a home occupation in accordance with Section 2306 of the Zoning Ordinance.
- (29) The Zoning Hearing Board shall deny a home occupation application, or limit its intensity through conditions, if the Board determines the use would be too intense for the proposed location. In making such determination, the Board shall review the likely amounts of traffic, the types of operations involved and related nuisances, the amount of off-street and on-street parking that is available, the density of the neighborhood, whether the use would be adjacent to another dwelling, and setbacks from other dwellings.

