

§ 184-72. Home occupations.

A.- Permitted and prohibited home occupation uses.

- (1) The following home occupations are permitted in any district, subject to the requirements in § 184-72B and all other applicable requirements of this chapter:
 - (a) The professional office or studio of a teacher, artist, accountant, architect, landscape architect, minister, musician, engineer or practitioner of a similar character.
 - (b) Custom dressmaking, millinery, tailoring, sewing of fabric for custom apparel and custom home furnishing.
 - (c) Foster family care.
 - (d) A family day-care home, as defined in this chapter, in compliance with the standards of § 184-72D(3) below.
 - (e) Home cooking and catering, provided that all food is catered off the premises.

- (f) Any office in which chattels or goods, wares or merchandise are not commercially created, exchanged or sold on site. **[Amended 6-2-1998 by Ord. No. 196]**
 - (g) Tutoring, limited to not more than two students at one time; tutoring of more than two students shall be considered a special exception, in accordance with § 184-72C below.
 - (h) A fine arts studio in which only individual works of art are created.
 - (i) Home crafts, such as model making, rug weaving, pottery, jewelry making and cabinetmaking.
 - (j) A barbershop and beauty parlor, limited to not more than two clients at one time. More than two clients shall be considered a special exception, in accordance with § 184-72C below.³⁴
- (2) Home occupations shall not include commercial businesses, hospitals, clinics, animal hospitals, restaurants or cafes, hotels, boardinghouses or any similar use.

B. Home occupation regulations.

- (1) The office, studio or rooms used shall be located in the dwelling in which the practitioner resides, or in a building accessory thereto.
- (2) The exterior appearance of the dwelling must be maintained as a residence. No home occupation activities shall be visible from a public street or from any neighboring property. No goods shall be publicly displayed on the premises.
- (3) No more than two outside employees, assistants, helpers, subcontractors, etc., shall be permitted, unless authorized as a special exception by the Zoning Hearing Board, considering the size of the lot and the impacts upon nearby properties. **[Amended 6-2-1998 by Ord. No. 196]**
- (4) Vehicular access improvements shall be provided by the practitioner when a use generates more traffic than would normally be expected for a residence, as determined by the Board of Supervisors with the advice of the Township Engineer.
- (5) When more than two outside employees are permitted by the Zoning Hearing Board and/or when customers, patients, clients, etc., will come to the property, the home occupation proposal and use shall comply with the applicable requirements of Chapter 155, Subdivision and Land Development.
- (6) When more than two outside employees are permitted by the Zoning Hearing Board, one additional off-street parking space shall be provided for each employee, outside of the front yard area of the property.

34. Editor's Note: Former Subsection A(1)(k), pertaining to other comparable uses, was repealed 6-2-1998 by Ord. No. 196.

- (7) When customers, patients, clients, etc., will come to the property, one additional off-street parking space shall be provided for each 300 square feet of gross floor area devoted to the home occupation.
 - (8) One sign meeting the requirements for nameplates and identification signs of § 184-92A herein shall be permitted for any home occupation.
 - (9) Home occupations shall be subject to an annually renewable permit secured from the Zoning Officer or Township Secretary.
- C. Special exception home occupations. The following home occupations shall be permitted only as special exceptions subject to the requirements of Subsection D below:
- (1) The professions of lawyer, doctor and dentist.
 - (2) A barbershop and beauty parlor serving more than two clients at one time.
 - (3) Tutoring of more than two students at one time.
 - (4) Group day-care homes, as defined in this chapter.
 - (5) Adult day-care homes, as defined in this chapter.
 - (6) Such other home occupations that the applicant proves to the satisfaction of the Zoning Hearing Board would meet the provisions of this § 184-72 and would be comparable in terms of scale and impact to permitted home occupations. **[Added 6-2-1998 by Ord. No. 196]**
- D. Standards for special exceptions. All special exception home occupations shall be granted or denied by the Zoning Hearing Board in accordance with § 184-43 herein and the following standards:
- (1) All special exception home occupations must comply with the standards of § 184-72B herein, except as specified below.
 - (2) For uses in Subsection C(1) through (3) above, a minimum of one off-street parking space shall be provided per 200 square feet of gross floor area of the office plus one off-street parking space per employee. Such parking shall not be located within the required front yard area.
 - (3) Family day-care homes and group day-care homes shall comply with the following standards:
 - (a) The owner must be registered with the Pennsylvania Department of Public Welfare (DPW) and must demonstrate compliance with all DPW regulations for such homes.
 - (b) The requisite outdoor play area shall be surrounded by a safety fence or natural barrier impenetrable by children or small animals.
 - (c) Outdoor play shall be limited to the hours between 8:00 a.m. and 7:00 p.m.

- (d) One additional off-street parking space shall be provided per nonresident employee and one safe passenger unloading space measuring at least 10 by 20 feet shall be provided.
- (4) Adult day-care homes.
- (a) Adult day-care homes shall meet the applicable standards of the Department of Aging and all other state and Township ordinances.
 - (b) One additional off-street parking space shall be provided per nonresident employee and one safe passenger unloading space measuring at least 10 by 20 feet shall be provided.