



3310 MCROBERTS ROAD, CASTLE SHANNON, PA 15234

ORDINANCE 891 SECTION 502.10 LOW IMPACT HOME-BASED BUSINESS

- A. The employees of a home occupation (other) may include the residents of said dwelling and a maximum of one (1) non-resident.
- B. A home occupation shall not exceed twenty-five (25) percent of the gross floor area (GFA) of the residence, including the space to maintain the equipment needed in the occupation (business).
- C. The use shall not create any additional environmental impact other than those impacts, including but not limited to road infrastructure, traffic, garbage, water and sewage, normally resulting from residential use.
- D. The use shall not cause an increase in the use of water, sewerage, garbage, public safety or any other municipal services beyond that which is normal for an average residence in the neighborhood.
- E. The use shall not require internal or external alterations or construction features which change the fire rating of the structure.
- F. There shall be no use of materials or equipment except that of similar power and type normally used in a residential dwelling for domestic or household purposes.
- G. There shall be no storage of materials or equipment outside an enclosed building.
- H. The conduct of any home occupation, including but not limited to the storage of goods or equipment, shall not reduce or render unusable areas required for enclosed parking for the dwelling unit.
- I. The use shall not create greater vehicular or pedestrian traffic than that which is normal for the residences in the neighborhood.
- J. All needs for parking generated by the conduct of a home occupation shall be provided for on the lot.
- K. The home occupation shall not involve the use of vehicles in excess of one (1) ton capacity or nine thousand (9,000) pounds gross vehicle weight for delivery of materials to or from the premises, and such vehicles shall not be parked on the premises.

- L. There shall be no regular display of merchandise available for sale on the premises; however, merchandise may be stored on the premises for pickup and/or delivery.
- M. The home occupation shall not involve the use of advertising signs on or off the premises or any other local advertising media which shall call attention to the fact that the home is being used for business purposes other than a telephone listing or small classified ad briefly describing the service and provided only a telephone number.
- N. The following uses shall not be considered to be home occupations and shall be limited to the districts in which they are specifically authorized as permitted uses, conditioned uses or uses by special exception:
 - 1. Veterinary services
 - 2. Automobile sales, rental, service and repair shops
 - 3. Beauty shops and barbershops containing more than one (1) chair
 - 4. Hospitals, nursing homes, group living facilities
 - 5. Kennels
 - 6. Funeral homes
 - 7. Private clubs
 - 8. Private instruction to more than three (3) students at a time
 - 9. Restaurants
 - 10. Keeping/boarding of horses for commercial enterprise
- O. Day care, as defined by this Chapter, shall be considered a home occupation, provided that,
 - 1. All of the foregoing standards for a home occupation are met.
 - 2. An adequate area for outdoor recreation shall be provided and shall be secured by a fence with a self-latching gate.
 - 3. A safe area shall be provided for dropping off and picking up children which does not obstruct the free flow of traffic on any public street.
 - 4. Any approved home occupation which requires any type of public access to the dwelling must obtain all required approvals from the Pennsylvania Department of Labor and Industry.
 - 5. Normal hours of operation shall be a maximum of 7 am to 9 pm for customer/client traffic.