

HOME OCCUPATION/HOME BUSINESS DEFINITIONS

2.2.42 Home Occupation/Home Business Ordinance

I. Home Occupation:

An incidental and secondary use of a dwelling unit for business purposes. A Home Occupation Permit must be applied for and approved by the Planning Commission. It is a permitted use in the A-1, AE, R-1 and RM-1 zoning districts when it meets the following standards.

- A. Home occupations shall be conducted solely by persons residing at the residence.
- B. All business activity and storage must take place within the interior of the dwelling/accessory building.
- C. No alteration to the exterior of the residential dwelling, accessory buildings or yard that alters the residential character of the premises is permissible.
- D. The home occupation shall not generate a volume or character of pedestrian or vehicular traffic beyond that generated by homes in the residential or agricultural neighborhood.
- E. Only a personal driveway may be used and there shall be no additional parking spaces.
- F. At no time shall the number of vehicles on the property impose a negative impact on adjacent uses. Frequent shipments or deliveries by vehicles having more than two (2) axles are prohibited.
- G. A sign announcing a home occupation shall be permitted as follows:
 - 1. In the agricultural zoning district a home occupation shall be permitted one (1) sign with a maximum area of three (3) square feet.
 - 2. In any residential zoning district, a home occupation shall be permitted one (1) sign with a maximum area of three (3) square feet. Further, the sign shall be positioned flat against the front of the building.
- H. No article shall be sold or displayed anywhere on the premises except that which is prepared or produced by the home occupations.
- I. No equipment or process shall be used in a home occupation which generates noise, vibration, glare, fumes, odor or electrical interferences that are nuisances to persons off the premises. Any electrical equipment processes that create visual or audible interference with radio or television receivers off the premises or that cause fluctuations in line voltages off the premises shall be prohibited.
- J. Hazards of fire, explosion, radioactivity, or chemical contamination shall not exist at any time as a result of a home occupation. Home occupations shall be required to conform with current fire and life safety codes as adopted by the Township. Additionally, any processes, uses, or quantities deemed hazardous by the authority having jurisdiction shall not be allowed.

K. The conduct of the home occupation shall not violate any of the Township Ordinances concerning nuisance, fire or health, or any other Township, County, State or other applicable laws or regulations.

Examples of Home Occupation: This is not intended to limit the kinds of home occupations that can comply with the conditions of this section.

1. Dressmaking
2. Handicrafts
3. Typing, secretarial services
4. Tutoring, limited to six (6) students.
5. Office facility of a sales representative provided that no transactions are made in person on the premises.

2. Home Business:

An incidental and secondary use of a residential property for business purposes is a conditional use in the A-1 and AE zoning districts. Home business requires a conditional use/site plan approval under Article X of this Ordinance. A home business must meet the following standards:

- A. A home business shall be permitted only in a single family dwelling unit or in an accessory structure.
- B. Home businesses shall be conducted solely by persons residing at the residence and/or with the assistance of one person who does not reside on the premises.
- C. There shall be no change in the exterior appearance of the structure or premises to accommodate the home business, or other outdoor visible evidence of conduct of the home business, and there shall be no external or internal alterations not customary in A-1 and AE zoning districts.
- D. No article shall be sold or displayed anywhere on the premises except that which is prepared or produced by the home business.
- E. No exterior storage associated with or resulting from a home business shall be permitted.
- F. No equipment or process shall be used in a home business which generates noise, vibration, glare, fumes, odor or electrical interferences that are nuisances to persons off the premises. Any electrical equipment processes that create visual or audible interference with radio or television receivers off the premises or that cause fluctuations in line voltages off the premises shall be prohibited.
- G. Hazards of fire, explosion, radioactivity, or chemical contamination shall not exist at any time as a result of a home business. Home businesses shall be required to conform with current fire and life safety codes as adopted by the Township. Additionally, any processes, uses, or quantities deemed hazardous by the authority having jurisdiction shall not be allowed.
- H. The conduct of a home business shall not violate any of the Township's Ordinance concerning nuisance, fire or health, or any other township, county, state or other applicable laws or regulations.

- I. A sign announcing a home business shall be permitted in the Agricultural and Agricultural Estates zoning districts, a home occupation shall be permitted one (1) sign with a maximum area of three (3) square feet.
- J. At no time shall the number of vehicles on the property impose a negative impact on adjacent uses. Frequent shipments or deliveries by vehicles having more than two (2) axles are prohibited.