

# EARL TOWNSHIP

## HOME OCCUPATION PERMIT

PERMIT #: \_\_\_\_\_

APPLICATION DATE: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Location of Property: \_\_\_\_\_ Zone: \_\_\_\_\_  
(Zoning Officer)

Brief Description of Home Occupation: \_\_\_\_\_

Home Occupation 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 where the home occupation will be located within the home.

**INCLUDE A WRITTEN STATEMENT WHICH IDENTIFIES HOW THE HOME OCCUPATION COMPLIES WITH EACH APPLICABLE SUB-SECTION OF SECTION 1314 OF THE EARL TOWNSHIP ZONING ORDINANCE. SECTION 1314 IS PROVIDED ON THE REVERSE SIDE OF THIS APPLICATION. APPLICATIONS WHICH ARE INCOMPLETE AND DO NOT ADEQUATELY ADDRESS THE REQUIREMENTS OF SECTION 1314 WILL BE DENIED AND RETURNED TO THE APPLICANT.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

### FOR ZONING OFFICER'S USE ONLY

This application is:    Approved ( )    Denied ( )

\_\_\_\_\_  
Date

\_\_\_\_\_  
Zoning Officer's Signature

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## SECTION 1314. HOME OCCUPATIONS

1. PURPOSE. Home occupations shall be permitted subject to all applicable criteria listed in this Section. The provisions contained within this Section shall assure that home occupations are:
  - a. Compatible with other uses permitted in the respective zoning district.
  - b. Incidental and secondary to the use of the property as a residential lot.
  - c. Maintaining and preserving the residential character of the neighborhood.
  - d. 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.
2. CRITERIA. Home occupations shall be permitted provided the applicant demonstrates compliance with the criteria listed below.
  - a. Such use shall be conducted entirely within the dwelling unit, provided that the area of such home occupation shall not be greater than twenty-five percent (25%) of the floor area of the dwelling unit or five hundred (500) square feet, whichever is less. 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. There shall be one (1) home occupation per dwelling unit.
  - b. No more than two (2) non-resident employees shall be permitted. However, in the case of occupations in the building trades and similar fields, the use of the dwelling as an office for business activity conducted off-site may have other employees provided they are not employed on-site, they do not park on or near the dwelling site, and they do not visit the dwelling during the course of business.
  - c. Such occupations shall be incidental or secondary to the use of the property as a residence and are limited to those occupations customarily conducted within a dwelling unit. These uses shall include:
    - (1) Artists, craftspersons, and sculptors.
    - (2) Authors and composers.
    - (3) Beauticians and barbers.
    - (4) Office facilities, excluding medical offices and dental offices.
    - (5) Individual tutoring.
    - (6) Preparation of food or food products to be sold or served off-site.
    - (7) Individual musical instrument instruction, provided that no instrument, other than an organ, shall be amplified.
    - (8) Telephone solicitation work.
    - (9) Family child day care involving no more than six (6) children unrelated to the operator and provided the following items are met:
      - (a) The minimum size of the lot containing the day care facility shall be one (1) acre, and
      - (b) Passenger drop-off and pick-up areas shall be provided on-site and arranged so that passengers do not have to cross traffic lanes on or adjacent to the site, and
      - (c) There shall be an outside activity/recreation area which shall be buffered from all adjoining properties with screening of evergreens, walls, fencing, or other materials acceptable to the Zoning Officer. Any wall or fence shall not be constructed of corrugated metal, corrugated fiberglass, woven chain link, or sheet metal. Screening shall be arranged to block the ground level views between grade and the height of six (6) feet. Landscape screens shall achieve this visual blockage within two (2) years following installation.
    - (10) Dressmaking, sewing and tailoring.
    - (11) Uses not listed that, in the determination of the Zoning Officer, are considered to be of the same general character as the home occupations permitted.
  - d. The exterior appearance of the structure or premises is constructed and maintained as a residential dwelling.
  - e. The home occupation shall not be conducted in a manner which would cause the premises to differ from its residential character.
  - f. The business of selling items of merchandise, supplies, or products shall not be conducted on the premises except for the following:
    - (1) The sale of items 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 provided that there are no direct sales of products from display shelves or racks.
    - (2) 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 racks, but a person may pick-up an order placed earlier as described above. Additionally, "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.
  - g. No storage or display of goods shall be visible from the outside of the building.
  - h. The applicant shall demonstrate that adequate off-street parking will be provided for both the home occupation and the dwelling unit, but in no event shall the parking spaces provided be less than two (2) for the home, one (1) for each non-resident employee, and such other parking spaces as required Article XII of this Zoning Ordinance. Such parking spaces shall be screened from adjoining properties.
  - i. Manufacturing, repairing, or other mechanical work shall be performed in such a way that noise, odor, vibration, electromagnetic interference, or smoke shall not affect neighboring properties or be noticeable at or beyond the property line. No explosive or highly combustible materials shall be used or stored on the premises.
  - j. No external storage of materials or products shall be permitted. No storage of materials or products in accessory structures or attached garages shall be permitted.
  - k. The use shall not require the delivery of materials and goods by trucks larger than standard panel trucks.
  - l. A home occupation shall not generate waste products or material of a quality or quantity not normally associated with a residential use.
  - m. A home occupation shall not increase water or sewer use so that either is significantly more than the average for residences in the neighborhood.
  - n. One (1) non-illuminated sign, not to exceed two (2) square feet in display area, shall be permitted.
3. HOME OCCUPATION APPLICATION REQUIREMENTS. Any proposal for a home occupation shall require an approved zoning permit application from the Zoning Officer.
  - a. The permit application shall be accompanied by the required filing fee as adopted by the Board of Supervisors and a description of all activities involved in the business and how the business will operate.
  - b. Upon receipt of the application, the Zoning Officer shall examine the same and respond in accordance with the procedure identified in Section 1705 of this Zoning Ordinance.
4. EFFECT OF HOME OCCUPATION PERMITS. While the home occupation permit shall be issued in the name of the resident conducting the home occupation, the resident may transfer the home occupation to a new resident upon the submission of evidence to the Zoning Officer sufficient to demonstrate compliance with this Section. Unless otherwise requested, the permit shall be automatically revoked upon the earliest of any one (1) of the following: the death of the individual conducting the home occupation, the individual moves from the premises where the permit was granted or otherwise discontinues the home occupation, or the individual fails to maintain the purpose of the home occupation and conducts it in a manner contrary to the requirements of this Section or any conditions of permit approval.