Conewago Township Adams County, Pennsylvania

HOME OCCUPATION/NO-IMPACT HOME-BASED BUSINESS

Conewago Township, Adams County
541 Oxford Avenue
Hanover, PA 17331
(717)-637-0411

This is to certify that I, _____, hereby apply to establish a home
(owner or agent)
occupation on premises located at:_____.

The property is located in the _____ Zoning District and will be used for:_____.

§155-13 NO-IMPACT HOME BUSINESS

A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, weather vehicular or pedestrian, pickup, delivery or removal functions to or from the premises in excess of those normally associated with residential use.

The business or commercial activity must satisfy the following requirements:

A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.

B. The business shall employ no employees other than family members residing in the dwelling.

C. There shall be no display or sale of retail goods and no stockpiling or inventorying of a substantial nature.

D. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.

E. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.

F. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.

G. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.

H. The business may not involve any illegal activity.

§155-13 HOME OCCUPATIONS

A business or commercial activity that is conducted as an accessory use in a detached dwelling unit, except that any use that adheres to the definition of "no-impact home-based business," as defined below, is permitted by right in any dwelling unit within any zone.

§155-95 HOME OCCUPATIONS

Within the A, R-1, R-2, R-3, MU and VC Zones, home occupations, as defined herein, if conducted as an accessory use to a principal residence, are permitted by right, subject to the following requirements:

A. Up to two nonresident employees shall be permitted;
B. No more than one home occupation may be located in any dwelling unit;
C. The home occupation shall not alter the appearance of the building as a dwelling unit;
D. No mechanical equipment shall be employed in a home occupation, other than that customarily utilized for hobby or domestic purposes;
E. No sales of any goods or merchandise shall occur on the premises that would require customer visitation to the site, other than those goods or merchandise which are produced on the premises;
F. No manufacturing shall occur on the premises, other than the products of customary hobbies and fabrication of garments by a seamstress or tailor;
G. No goods shall be displayed so as to be visible from the exterior of the premises;
H. Home occupations shall be limited to not more than 25% of the floor area of the dwelling unit;
I. No accessory building or structure shall be utilized as a home occupation, except that an accessory building or structure may be used as a storage area for the home occupation, provided that said area shall be included in the total area permitted for a home occupation use, and further, that no such accessory building or structure shall be accessible to the public for business purposes;
J. In addition to the required parking spaces for the dwelling unit, one parking space for each nonresident employee and patron on site at one time shall be provided;
K. Only one sign advertising a home occupation shall be permitted. Such sign shall not be illuminated and shall be limited to eight square feet in display area. Signs located within 100 feet of a road cartway may not be a freestanding sign as defined herein;
L. The applicant shall submit evidence of all applicable state approvals; and
M. The applicant is required to submit written information indicating that the disposal of all materials and wastes will be accomplished in a manner that complies with state and federal regulations. Such evidence shall, at a minimum, include copies of contracts with waste haulers licensed to operate within Adams County, which have been contracted to dispose of the materials and wastes used or generated on site or some other legal means of disposal. The zoning permit for this use shall remain valid only so long as such contracts remain in effect and all materials and wastes are properly disposed of on a regular basis. Should the nature of the home occupation change in the future, such that the materials used or wastes generated change significantly, either in type or amount, the owner of the home occupation shall so inform the Zoning Officer and shall provide additional evidence demonstrating continued compliance with the requirements of this section.

Conewago Township Adams County, Pennsylvania

Please attach a letter with a FULL description of the No-Impact Home Business/Home Occupation including the following information.

- **Nature of activities**
- **Days of operation**
- **Hours of operation**
- **Number of employees**
- **Deliveries (day and time)**
- **Sales that may take place at the property**

Attach a sketch plan of the home, indicating the size of the rooms and note room(s) home occupation will take place in.

Attach a site plan of the property showing the following:

- **Lot size**
- **Home**
- **Any out-buildings**
- **Parking areas**
- **Fences**
- **Streets and alleys**

I am applying for a NO_IMPACT HOME BUSINESS or HOME OCCUPATION (circle one)

If you do not own the property, you need a letter from the property owner giving permission to apply for a home occupation.

I _____ certify that the information given is correct and accurate and agree to
(print name)
comply with the requirements for a Home Occupation as specified in Section 155-95, HOME OCCUPATIONS of the Conewago Township Ordinance, adopted January 5, 2010.

SIGNATURE: _____
ADDRESS: _____
PHONE # _____
DATE: _____

APPROVED or DENIED

Zoning Officer Signature: _____
Date Issued: _____

It is the property owner's responsibility to notify the Township if there's any changes to the Home Occupation.