

SWATARA TOWNSHIP
 ZONING PERMIT APPLICATION
 LIGHT OR MINOR HOME OCCUPATION

Date: _____

APPLICATION IS HEREBY MADE TO SWATARA TOWNSHIP FOR A ZONING PERMIT FOR A HOME OCCUPATION IN CONFORMITY WITH THE REQUIREMENTS OF THE SWATARA TOWNSHIP ZONING ORDINANCE AND ANY AMENDMENTS THERETO

Property Owner _____

Address of Property _____

Dauphin Co. Tax Parcel # _____ Phone # _____

Present Use of Property _____ Zoning District _____

Please Provide the Following:

Check Off

- | | |
|---|-------|
| 1. Letter to Zoning Officer describing the proposed home occupation. | _____ |
| 2. Floor plan of your home (to scale with dimensions) showing all rooms and floors. | _____ |
| 3. A plot plan of your property, showing the driveway and lot dimensions. | _____ |
| 4. Payment of Fee to Swatara Township for \$75.00. | _____ |

As part of the request/submission the applicant agrees to conduct the Home Occupation in accordance with Section 96.D.9 of the Zoning Ordinance and the Home Occupation shall comply with the following:

(Please provide your initials following each statement)

- | | |
|---|-------|
| a. Shall be conducted entirely indoors, within the dwelling (max. 25% floor area). | _____ |
| b. Shall not involve the display of goods or stock in trade. | _____ |
| c. Shall be conducted by the residents of the dwelling & by no more than 1 employee. | _____ |
| d. Shall be secondary in use and in total square feet to the use of the dwelling. | _____ |
| e. The exterior appearance of the dwelling shall retain its residential character, and there shall be no exterior evidence of the secondary use, except a sign as provided for in the sign provisions, Article VII (maximum 2 square feet). | _____ |
| f. The property shall provide additional paved off-street parking as required under Section 96.D.9.a(4); in addition to the required off street parking for a residence (2 - 9'x18' spaces). | _____ |
| g. Shall not require delivery by tractor-trailer trucks. | _____ |
| h. For Minor Home Occupations, the use shall not routinely involve visits to the home occupation by customers, or more than 1 non-resident employee at a time. | _____ |

CERTIFICATION:

I certify that I have read the above requirements for a Home Occupation and all the information provided and attached to this application is correct. I also fully agree that a violation of the Home Occupation Ordinance shall result in the revocation of Zoning Permit Approval by the Zoning Officer.

Signed: _____ Print Name: _____

- A. "Hazardous substances," as defined pursuant to Section 311 of the Federal Clean Water Act,^[10] or its successor provisions.
- B. "Hazardous substances," as defined pursuant to the Federal Comprehensive Environmental Response, Compensation and Liability Act,^[11] or its successor provisions.

HAZARDOUS SUBSTANCES, EXTREMELY

Hazardous substances included on the list of extremely hazardous substances in 40 CFR Part 355, or its successor provisions, and that are stored or used in quantities above the threshold reportable limits in such regulations.

HEIGHT

See "building height." To measure the height of any structure that is not a building, it shall be the total vertical distance from the average elevation of the proposed ground level to the highest point of a structure. For height of signs, see Article VII, Signs.

HEIGHT OF A TOWER-BASED WCF

The vertical distance measured from the ground level, including any base pad, to the highest point on a tower-based WCF, including antennas mounted on the tower and any other appurtenances.
[Added 6-8-2016 by Ord. No. 2016-5]

HELIPORT

An area used for the takeoff and landing of helicopters, and related support facilities. A private heliport shall be limited to 15 total takeoffs and landings in any seven-day period and is not open to the general public. A public heliport is one that does not meet the definition of a "private heliport."

HOME OCCUPATION

A routine, accessory and customary nonresidential use conducted within or administered from a portion of a dwelling or its permitted accessory building and that meets all of the home occupation requirements of § 295-96. A "light home occupation" shall be a home occupation that meets the additional requirements for a light home occupation stated in § 295-96. A "general home occupation" shall be a home occupation that does not meet the requirements for a light home occupation. (NOTE: In most cases, in a residential district under § 295-28, a light home occupation is permitted by right, while a general home occupation typically needs special exception approval from the Zoning Hearing Board.)

HOSPITAL

A use involving the diagnosis, treatment or other medical care of humans that includes, but is not limited to, care requiring stays overnight. A medical care use that does not involve any stays overnight shall be considered an office. A hospital may involve care and rehabilitation for medical, dental or mental health, but shall not primarily include housing or treatment of the criminally insane or persons actively serving an official sentence after being convicted of a felony. A hospital may also involve medical research and training for health care professionals.

HOTEL or MOTEL

A building or buildings including rooms rented out to persons as clearly transient and temporary living quarters for visitors to the area. Any such use that customarily involves the housing of persons for periods of time longer than 120 days shall be considered a boardinghouse and shall meet the requirements of that use, unless the use is specifically approved by the Township as an extended stay hotel, in which case individual rooms may include cooking facilities. See also "bed-and-breakfast" use. A hotel or motel may also include a restaurant, meeting rooms, nightclub, newsstand, gift shop, swim club or tavern, provided that such use(s) is not the principal use of the property.

HUNTING AND FISHING CLUB

Land owned by an organized group of persons formed as a club that is used for hunting, fishing and similar types of passive recreation and which involves no buildings except those for the recreational, lodging, eating and sanitary facilities for members and invited guests and routinely accessory storage buildings.

IMPERVIOUS COVERAGE

(a) All home occupations shall meet the following requirements:

- [1] The use shall be conducted primarily by a permanent resident of the dwelling and involve a maximum of one person working on site at any one time who does not reside within the dwelling. A maximum of one nonresident employee shall visit the property on a daily basis or operate a vehicle based at the property.
- [2] The use shall be conducted indoors. No outdoor storage or display related to the home occupation shall be permitted. No changes shall occur to the exterior of a building that would reduce its residential appearance as viewed from a street.
- [3] The use shall occupy an area that is not greater than 25% of the total floor area of the principal dwelling unit. The use shall clearly be secondary to the residential use.
- [4] One off-street parking space shall be required per nonresident employee. In addition, for a major home occupation, the Zoning Hearing Board shall require additional off-street parking if the Board determines it is necessary for customer parking.
- [5] The use shall not require delivery by tractor-trailer trucks.
- [6] The regulations of § 295-96D(13)(d) regarding parking of trucks shall apply to a home occupation. No excavating equipment shall be parked overnight on a residential lot or an adjacent street as part of a home occupation.
- [7] No equipment or machinery shall be permitted that produces noise, noxious odor, vibration, glare, or electrical or electronic interference detectable on another property. The use shall not involve the storage or use of hazardous, flammable, or explosive substances, other than types and amounts typically found on a residential property. The use shall not involve the storage or use of toxic or highly hazardous substances.
- [8] A home occupation shall not be conducted in a manner that is perceptible to other residents between the hours of 9:00 p.m. and 7:30 a.m.
- [9] Any tutoring or instruction shall be limited to a maximum of three students at a time.
- [10] A barbershop or beauty shop shall not include any nonresident employees.
- [11] The main office of a medical doctor, chiropractor or dentist shall not be permitted as a home occupation.
- [12] A home occupation may include a single one-square-foot nonilluminated sign, as permitted by Article VII. The sign shall have a maximum height above the ground of six feet and may be attached to a building or a pole. The sign shall not be allowed within the street right-of-way.
- [13] The Zoning Hearing Board shall deny a major home occupation application, or limit its intensity through conditions, if the Board determines the use would be too intense for the proposed location. In making such determination, the Board shall review the likely amounts of traffic, the types of deliveries needed, the types of operations involved and related nuisances, the amount of off-street and on-street parking that is available, the density of the neighborhood, whether the use would be adjacent to another dwelling, and setbacks from other dwellings.
- [14] The use shall not involve manufacturing, other than of custom crafts and sewing. The use shall not involve commercial repair of motor vehicles.
- [15] The use may include sales using telephone, mail order, or electronic methods. On-site retail sales shall be prohibited, except for sales of hair care products as accessory to a barbershop/beauty shop.

[16] If more than one home occupation is accessory to a dwelling, the total aggregate impact of the home occupations shall be considered in determining compliance with this chapter.

[17] A zoning permit shall be required for a major home occupation, after obtaining special exception approval.

(b) In addition to the requirements listed in Subsection D(9)(a) above, the following additional requirements shall apply to a minor home occupation:

[1] The use shall not routinely involve routine visits to the home occupation by customers or more than one nonresident employee at a time.

[2] The use shall only involve the following activities:

[a] Work routinely conducted within an office;

[b] Custom sewing and fabric and basket crafts;

[c] Cooking and baking for off-site sales and use;

[d] Creation of visual arts (such as painting or wood carving);

[e] Repairs to and assembly of computers and computer peripherals; and

[f] A construction tradesperson, provided that no nonresident employees routinely operate from the lot.

END