

Section 620 NO-IMPACT HOME-BASED BUSINESSES

The business or commercial activity must satisfy the following requirements:

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
2. There shall be no customers coming to the dwelling.
3. The business shall employ no employees other than family members residing in the dwelling.
4. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
5. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
6. 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.
7. 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.
8. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
9. The business may not involve any illegal activity

Section 621. HOME OCCUPATION REGULATIONS

1. Home occupations shall be conducted within a single family detached dwelling with direct access to ground level.
2. Only a resident of the dwelling unit may practice the home occupation, (i.e. the owner cannot rent out a room in the house for someone to run a business)
3. No storage of materials or products related to the home occupation shall be permitted outside buildings.
4. Any need for parking generated by the home occupation shall be met off-street on the lot on which the home occupation is conducted, in addition to those parking spaces required for the dwelling unit. As a minimum, for those occupations which serve patrons, three off-street parking spaces shall be provided except in the case of dental, medical, or paramedical offices. Four off-street parking spaces shall be provided for each person engaged in dental, medical, or paramedical practice. Any additional paving shall comply with the maximum allowed in the zoning district in question.
5. No more than one person, whether paid or unpaid, may be employed by the practitioner of a home occupation to provide secretarial or clerical assistance (off street parking must be met for this person).
6. Environmental discharges:
 - a. No emission of unpleasant gases or other odorous matter shall be permitted.
 - b. No emission of noxious, toxic or corrosive gases or fumes injurious to persons, property or vegetation shall be permitted.

c. No discharge shall be permitted into a reservoir, sewage or storm disposal system, stream, open body of water or into the ground of any materials in such a way or of such nature or temperature which could contaminate any water supply, or damage or be detrimental to any sewage system or any sewage treatment process or otherwise could cause the emission of dangerous objectionable elements. No hazardous waste or household hazardous waste shall be discharged into sewage disposal systems or public sewers.

d. No vibration perceptible beyond the structure in which the home occupation is conducted shall be permitted.

e. No noise shall be audible beyond the structure in which the home occupation is conducted, which exceeds the average intensity of street traffic at the front lot line. Objectionable noises due to intermittence, beat, frequency or shrillness shall be muffled.

f. No emission of any smoke shall be permitted (unless the smoke is from a wood burning stove or fireplace being used for heating purposes).

g. No hazardous, explosive or regulated material shall be produced or stored upon the premise in quantities exceeding National Fire Code standards for residences.

7. Not more than one (1) home occupation shall be practiced in any one dwelling unit.

8. There shall be no alterations made to the outside of the dwelling in order to accommodate or facilitate a home occupation.

9. Occupations requiring clients coming to the home may:

- a. Allow only two (2) clients at a time; and
- b. Conduct business between the hours of 8 AM and 8 PM.

10. No display of products shall be visible from public streets or adjacent properties.

11. There shall be no outside advertising in residential areas. In mixed use areas, there shall be no outside advertising other than one (1) one-sided or two-sided sign of no more than two (2) square feet in area of each side and must comply with all other requirements of this ordinance regarding placement of such signs.

12. In the case of childcare services, a maximum of three (3) children (unrelated to the operator) may attend. Caregiver must comply with all requirements of the Pennsylvania Code Title 55. Public Welfare (copies available in the Borough office)

13. Home 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.

14. Shall be contained on a single floor and not more than twenty-five percent (25%) of the area of that floor of the dwelling unit may be used for the purposes of the home occupation.

15. No repetitive servicing by truck shall be permitted.

16. A zoning permit shall be required.

17. The applicant needs to prepare an analysis on how it will impact the neighbors, if at all, and also a plan for the remediation and/or mitigation of said impacts.

18. All home occupations shall be subject to periodic inspections by the Borough Code Enforcement Officer or Assistant Code Enforcement Officer(s) to monitor compliance with the provisions of this ordinance and any and all other Borough, State and Federal regulations.