

(6) The keeping of domestic farm animals is permitted provided that all activities are in compliance with Section 905 (Agricultural Use Regulations) of this Chapter and do not result in a threat to the health and safety of the adjacent property owners.

(7) Except as otherwise permitted within this Chapter, the height of a residential accessory structure shall not exceed twenty feet (20') in height.

(8) In the LDR and MDR Zoning Districts, utility sheds shall not be permitted in the front or side yard or within five feet (5') of the rear lot line. The minimum distance between a utility shed within a rear yard and a side lot line shall be five feet (5'). All such utility sheds permitted under this Section of this Chapter shall not exceed a floor area of one hundred ninety-two (192) square feet and a height of twelve feet (12').

(9) The maximum span of any one (1) side of any accessory structure (not including swimming pools) shall not exceed thirty-six feet (36').

(c) Commercial and Industrial Provisions.

(1) Storage facilities are permitted provided that such facilities are located in areas which have direct access to a street or driveway. The outdoor storage of materials shall be screened from the view of adjacent properties.

(2) Living quarters are permitted only for proprietors, watchmen, caretakers or similar employees.

(3) Restaurants, cafeterias and/or recreational facilities are permitted provided they are intended for the use of employees only, unless they are permitted as principal uses in the district in which they are constructed.

(Ordinance 130, December 9, 1991, Section 902; as amended by Ordinance 164, April 26, 1999, Sections 11 & 12; as further amended by Ordinance 198, August 5, 2003, Sections 1, 2 & 3)

Section 903. Home Occupation Regulations.

(a) Permitted Uses.

(1) Home occupations are permitted by right in the HC (Highway Commercial), SCC (Shopping Center Commercial) and RV (Rural Village - Amityville) Zoning Districts.

(2) Home occupations are permitted by conditional use in the RC (Rural Conservation), LDR (Low Density Residential) and the MDR (Medium Density Residential) Zoning Districts.

(3) Home occupations are permitted by special exception in the MHP (Mobile Home Park) and the LI/O (Light Industrial/Office) Zoning Districts.

(b) Standards.

(1) The office of a licensed medical practitioner or allied health field, dentist, architect, artist, baker (not for retail consumption), lawyer, accountant, insurance agent, real estate

broker, teacher, tax collector, engineer, dance, music or voice instructor, dressmaker, milliner or seamstress, barber or beautician, or similar occupation shall be deemed to be a "home occupation".

(2) All dwelling units which propose a home occupation use shall have direct access to a public street, provided that the occupation is secondary to the use of the property as a residence, and further that the use of the dwelling does not change the character thereof and/or have any exterior evidence of such secondary use other than a permitted sign subject to Section 927 (Signs) of this Chapter.

(3) The principal person engaged in the home occupation shall be a resident of that dwelling.

(4) The home occupation shall be limited to the principal person engaged in the home occupation and one (1) additional person to provide secretarial, clerical or other assistance.

(5) No more than one (1) home occupation per residence shall be permitted.

(6) The home occupation shall be conducted within the principal residential structure or an accessory structure to which the home occupation is performed.

(7) A home occupation shall not occupy more than twenty-five percent (25%) of the total floor area of the residential dwelling unit or accessory structure to which the home occupation is performed.

(8) Off-street parking facilities shall be provided for all home occupational uses. In addition, the following standards and specifications shall apply:

(i) Three (3) off-street parking spaces shall be provided in addition to those required for the residential units. In the case of the office of a medical practitioner or dentist, four (4) off-street parking spaces shall be provided.

(ii) Each parking space shall have a minimum area of two hundred (200) square feet with minimum dimensions of ten feet (10') by twenty feet (20').

(iii) All proposed off-street parking facilities and driveways for the home occupational use shall be located in the rear of the structure/site. The off-street parking areas shall not be located within the required rear or side yard setback for the Zoning District in which it is located.

(iv) All proposed off-street parking facilities and driveways shall be paved in accordance with all standards specified by the Township. A maximum of ten percent (10%) of the lot area shall be devoted to off-street parking facilities and driveways.

(v) The maximum grade of the area utilized for off-street parking facilities shall not exceed five percent (5%). The maximum grade of the area utilized for the driveway or access drive shall not exceed ten percent (10%).

(vi) The driveways, aisles and maneuvering space shall be designed to permit safe and convenient access.

(vii) The proposed off-street parking facilities and driveways for the home occupational use shall be buffered with vegetative screening. The buffer yard shall conceal the view of the off-street parking facilities and driveways from the view of all adjacent property owners. The buffer yard shall be consistent with the requirements of Section 517 (Landscaping) of Chapter XXVII (Subdivision and Land Development).

(viii) The proposed off-street parking facilities and driveways for the home occupational use shall not create any stormwater management or sedimentation control problems. If required by the Township, a stormwater management and erosion control plan shall be submitted for review.

(ix) A zoning permit issued by the Township is required for all proposed home occupations.

(c) No-Impact Home-Based 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, whether 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:

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

(2) The business shall employ no employees other than family members residing in the dwelling.

(3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.

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

(5) 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.

(6) 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.

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

(8) The business may not involve any illegal activity.

(Ordinance 130, December 9, 1991, Section 903; as amended by Ordinance 146, August 29, 1994, Section 4; as further amended by Ordinance 196, April 15, 2003, Section 8; as further amended by Ordinance 283, March 19, 2014, Section 14)