



HOME OCCUPATIONS AND HOME OFFICES

Excerpted from the 2001 Lower Nazareth Township Zoning Ordinance, Amended March 23, 2005

HOME OCCUPATION

- **Permitted only by Special Exception from the Zoning Hearing Board**
- **Hearing Required**

A use conducted entirely within or administered from a dwelling or its accessory building, and that is clearly incidental and secondary to the principal residential use. See Section 1503. A dwelling that only receives business mail at the address and does not involve the conduct of any other nonresidential use shall not be considered a home occupation or a home office and shall not by itself require a permit under this Ordinance for such activity. (*Article II, Definitions*)

8. Home Occupation

- a. The home occupation shall not be conducted on the premises outside of a building.
- b. The home occupation may be conducted within a principal or accessory residential building, provided that the total area used for a home occupation shall not exceed 25 percent of the total floor area of the principal dwelling unit.
- c. There shall be no outside storage of materials, products or equipment.
- d. There shall be no use of show windows or any type of display or advertising visible from outside the premises, except for a single non-illuminated sign no larger than 2 square feet in size constructed and placed in accordance with Article XVIII.
- e. Parking of Trucks - The regulations of Section 1702 shall apply. Servicing of the use by trucks other pick-up trucks, vans or tractor-trailer trucks shall only occur a maximum of once per day.
- f. No servicing by tractor-trailer trucks shall be permitted.
- g. Uses permitted as a home occupation include but are not limited to: art studio, barber shop, beauty shop, professional office and instruction or tutoring of not more than 4 pupils simultaneously.
- h. The following uses shall not be permitted as a home occupation: animal hospital, stable, kennels, funeral parlor, retail store, restaurant or truck terminal, medical or dental offices.
- i. No machinery or equipment shall be permitted that produces noise, odor, vibration, light or electrical interference beyond the boundary of the property.
- j. The Zoning Hearing Board may require such conditions as they deem reasonable and necessary to limit potential adverse effects of a particular use.

- k. Parking and Loading - Adequate space for off-street parking and loading shall be provided in accordance with Article XVII of this Ordinance. If such parking cannot be accommodated using a driveway, such areas shall be located to the rear of the lot, if possible.
- l. Building Appearance - There shall be no change in the existing outside appearance of the building or premises or other visible evidence of the conduct of a home occupation, except for the permitted sign.
- m. No use shall be permitted that would generate noise in excess of what is typical in a residential neighborhood.
- n. See conditions required by the definition of Home Occupation in this Ordinance.
- o. Number of Employees - A total maximum of 1 person shall work on the lot who is not a permanent resident of the dwelling, except for a barber or beauty shop which shall only be conducted by one person who is a permanent resident of the dwelling.
- p. Hours - No home occupation shall be conducted in any way that is perceptible from beyond the lot line between the hours of 9:00 p.m. and 7:30 a.m.
- q. Chemicals - The use shall not involve the storage or use of hazardous or explosive materials or chemicals, other than such substances and in such amounts commonly found in a dwelling.
- r. Traffic - No use shall be permitted that can reasonably be expected to generate for business purposes an average of more than 20 trips per day to the lot.

(Article XV, ADDITIONAL REQUIREMENTS FOR SPECIFIC USES, Section 1503, Additional Requirements for Accessory Uses)

HOME OFFICE

- Permitted by Right
- No Hearing Required, Zoning Permit Only

A type of "home occupation" that complies with all of the following standards:

- a. only involves persons working on the premises or routinely operating from the premises who are permanent residents of the dwelling;
 - b. does not involve more persons regularly visiting the premises for business purposes than specified in Section 1503, but instead primarily involves the operator visiting clients at their home or business and does not involve retail sales or wholesale sales or industrial uses. (*Article II, Definitions*)
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9. Home Office

- a. Shall meet all of the requirements for a home occupation, except that the use shall be permitted by right and not a special exception, and except that any requirements of a home office that are more strict than for a home occupation shall apply.
- b. Shall not involve any parking or use of trucks on the lot or on the street, except deliveries or pickups by trucks other than tractor-trailers a total of no more than once per day.
- c. Visitation - Shall not involve the arrival at the lot for business purposes of more than 5 vehicles in any day. More than 5 visitations per day shall constitute a commercial office use.
- d. Shall meet the definition of Article II for a "home office."
- e. No person shall work on the premises who is not a permanent resident of the dwelling.
- f. Shall not involve any sign identifying the business.
- g. A permit is required from the Township, which shall include information on the type of use, the name of the operator and the expected number of visitors to the site.

(Article XV, ADDITIONAL REQUIREMENTS FOR SPECIFIC USES, Section 1503, Additional Requirements for Accessory Uses)