



HUNTINGTON TOWNSHIP

750 TROLLEY ROAD
YORK SPRINGS, PA 17372

Phone: 717-528-4027

Email: office@huntingtontwp.net

APPLICATION FOR HOME OCCUPATION OR BUSINESS

DATE: _____

ZONING PERMIT #: _____

NAME: _____

ADDRESS: _____

TAX MAP PARCEL NO: _____

PHONE: _____

EMAIL: _____

I (We), request a Zoning Permit to conduct a Home Occupation or Home Business, as described below, at the above address. The described business will conform to the Huntington Township Zoning Ordinance Chapter 27, Part 11, Section 27-1133, Paragraphs 1 – 14, and all applicable State and Federal laws and regulations OR Section 27-1123 and all applicable State and Federal Laws and regulations. I understand that false information provided on this application may result in revocation of the permit and that false statements herein made also are subject to the penalties of 18 Pa.C.S.§4904, relating to unsworn falsification to authorities.

SIGNATURE: _____

DESCRIPTION OF HOME OCCUPATION OR BUSINESS:

PROPERTY IS ZONED: _____

IS THIS USE PERMITTED IN THIS ZONING DISTRICT? YES _____ NO _____

WILL THIS USE ADVERSLY IMPACT THE EXISTING APPEARANCE OR ENJOYMENT OF THE NEIGHBORHOOD? YES _____ NO _____

ZONING PERMIT FEE = \$60.00 PAYABLE TO HUNTINGTON TOWNSHIP

PERMIT APPROVED ☐

SCOTT LONGSTRETH, PE
ZONING OFFICER

DATE

construction equipment rental yards, tractor-trailer, semi-trailers, and farm equipment.

HOME IMPROVEMENT AND BIG SUPPLY STORE — A retail store that combines the functions of a hardware store with those of a lumber yard. For example, Home Depot and Lowes.

HOME OCCUPATION AND HOME BUSINESS — Any use customarily conducted entirely within a dwelling or in a building accessory thereto and carried on by the inhabitants residing therein plus not more than two nonresident employees providing that the use is clearly incidental and secondary to the use of the dwelling for residential purposes, the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling and no goods are publicly displayed on the premises to or on the exterior of the premises other than signs as provided herein.

HOME-BASED BUSINESS, LIMITED IMPACT — 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 inventorying 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.

HORTICULTURE — The growing of fruit, vegetables, flowers, ornamental plants or trees for a profit.

- ~~7. All licensed vehicles shall be repaired and removed within 30 days from the premises.~~
- ~~8. The site shall front on and gain access from any arterial road.~~

~~**§ 27-1132. Home Improvement and Building Supply Stores. [Ord. 35, 11/11/1999, § 1132]**~~

- ~~1. All outdoor storage and display areas (exclusive of nursery and garden stock) shall be screened from adjoining roads and properties.~~
- ~~2. If the subject property contains more than two acres, it shall front along an arterial or rural major collector road.~~

§ 27-1133. Home Occupations and Home Businesses. [Ord. 35, 11/11/1999, § 1133; as amended by Ord. 2012-01-58, 5/10/2012]

1. The person primarily responsible for the home occupation or home business shall be a full-time resident of the premises.
2. The home occupation shall be carried on only by members of the immediate family of the operator residing on the lot where the home occupation will be located and a maximum of two nonresident employees.
3. No more than 25% of the gross floor area of the dwelling unit, excluding unimproved attics and unimproved basements of the dwelling may be used for the practice of a home occupation or home business.
4. No displays or change in the building facade, including the dwelling and all accessory buildings shall indicate from the exterior that the dwelling is being utilized for purposes other than a dwelling.
5. Storage of materials, products or machinery used for the home occupation or home business shall be wholly enclosed by the dwelling or if stored outside, shall not be visible from the neighboring resident or public street, and the materials shall be screened. **[Amended Ord. No. 2021-02-73, 5/13/2021]**
6. Deliveries shall not restrict traffic circulation.
7. Traffic generated by the home occupation or home business shall not exceed volumes than would normally be expected in a residential neighborhood. A 20% increase in traffic is excessive.
8. A home occupation or home business shall not produce noise, obnoxious odors, vibrations, lighting glare, fumes or smoke detectable to normal sensory perception on any adjacent lots of streets or electrical interference.
9. The disposal of all materials, fluids and gases shall be in a manner which complies with all regulations of the Township and all other applicable government codes.

10. Home occupations or home businesses utilizing or proposing to utilize explosive, highly flammable or hazardous materials shall require proof of fire department notification and compliance with applicable building codes prior to using such materials.
11. A home business shall limit any external evidence of an occupation to one non-illuminated sign not exceeding four square feet in sign area subject to the sign regulations. **[Amended by Ord. No. 2021-02-73, 5/13/2021]**
12. Sales of goods on the premises shall be limited to goods made on the premises and goods which are incidental to services performed on the premises.
13. In addition to the required parking for the dwelling unit, additional off-street parking is required as follows:
 - A. One space for the home occupations, two spaces for patron use and one space for each nonresident employee.
 - B. Three additional spaces for a physician or dentist.
14. If a new building is to be constructed or an existing accessory building is to be enlarged to accommodate the proposed use, the building, after enlargement or construction, shall meet the zoning requirements of whichever district the property is located. **[Amended by Ord. No. 2021-02-73, 5/13/2021]**

~~§ 27-1134. Hospital/Surgical Center. [Ord. 35, 11/11/1999, § 1134, as amended by Ord. No. 2021-02-73, 5/13/2021]~~

- ~~1. The minimum lot area for a hospital shall be 10 acres.~~
- ~~2. Public sewer and public water shall be used.~~
- ~~3. The subject property shall have frontage on and gain access from an arterial road.~~
- ~~4. All buildings and structures shall be set back a minimum of 100 feet from all property lines.~~
- ~~5. Emergency entrances shall be located on a building wall facing away from adjoining residentially-zoned properties.~~
- ~~6. The applicant shall demonstrate proof of an approved means of disposal of all liquid, solid, medical, bio-hazardous, nuclear and hazardous wastes.~~
- ~~7. Off street parking areas and loading areas shall be set back at least 75 feet from all adjoining residentially-zoned or used land.~~