

ORDINANCE NO. 28 - 7 of 1982

AN ORDINANCE AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 1979, ORDINANCE NO. 28 BY ADDING A DEFINITION OF BUILDING PERMIT, CHANGING THE DEFINITION OF HOME OCCUPATION, AND PROVIDING FOR HOME OCCUPATIONS AS SPECIAL EXCEPTIONS, AND ESTABLISHING STANDARDS FOR HOME OCCUPATION USES.

WHEREAS, the Board of Supervisors has determined that a definition of building permit be provided within the Township Zoning Ordinance; and

WHEREAS, The Board of Supervisors has determined that home occupations are appropriate land uses within certain zoning districts; and

WHEREAS, the Board of Supervisors has determined that certain enumerated standards should be adhered to as a prerequisite to the establishment of home occupations; and

WHEREAS, the Board of Supervisors has determined that home occupations are most appropriately evaluated by the Zoning Hearing Board as special exceptions:

BE IT AND IT HEREBY IS, by the Board of Supervisors of Honey Brook Township, ENACTED and ORDAINED:

Section 1. Article II, Section 202, Definitions, is hereby amended by adding a definition of building permit as it

alphabetically appears and amending the definition of home occupation as follows:

Building Permit. A document issued by the Zoning Officer, which is required prior to the erection or alteration or addition to any building or other structure in the Township.

Home Occupation. An accessory use which is clearly incidental or secondary to the residential use of a dwelling unit and is customarily carried on within a dwelling unit or accessory buildings by one or more occupants of such dwelling unit. Any home occupation shall require approval as a special exception by the Zoning Hearing Board.

Section 2. Article III, Section 302.3 is hereby amended by adding thereto a subsection (f) to read as follows:

(f) Home occupations as defined in Section 901.26.

Section 3. Article IV, Section 402.1(c) is hereby amended to read:

(c) Use by Special Exception

The following use shall be permitted as a special exception after approval by the Zoning Hearing Board:

Home occupations as defined in Section 901.26.

Section 4. Article IV, Section 403.1(c) is hereby amended to read:

(c) Use by Special Exception.

The following use shall be permitted as a special exception after approval by the Zoning Hearing Board: Home occupation in a single family detached dwelling only subject to the standards contained in Section 901.26.

Section 5. Article V, Section 501.2 is hereby amended by adding thereto a subsection (f) to read as follows:

(f) Home occupation as defined in Section 901.26.

Section 6. Article IX, Section 901 is hereby amended by adding thereto a Section 901.26, Home Occupations to read as follows:

901.26 HOME OCCUPATIONS

(a) Wherever the practice of a home occupation is permitted, the principal person so employed must be a resident of the dwelling unit. Such occupation shall be incidental or secondary to the use of the property as a residence and limited to those occupations customarily conducted within a dwelling unit or accessory buildings. Any home occupation shall require approval as a special exception by the Zoning Hearing Board.

(b) Standards

(1) Home occupations shall be limited to the employment on the premise of not more than two (2) paid

or unpaid assistants employed at any one time.

(2) Three (3) offstreet parking spaces, in addition to those required for the residential unit, shall be required for any such home occupation.

(3) Home occupations shall not occupy more than twenty-five (25%) percent of the total floor area of the dwelling unit or six hundred (600) square feet, whichever is less. If an accessory building is used alone or in combination with the dwelling unit, the work area may not exceed a total of the six hundred (600) square feet.

(4) Home occupations shall be subject to the following limitations:

(a) No emission of offensive gases or other odorous matters 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 glare or heat from any home occupation shall be permitted.

(d) No discharge is permitted into a reservoir, sewage or storm disposal system, stream or open body of water, or into the ground, of any

materials in such a way or of such nature or temperature as could contaminate any water supply or damage or be detrimental to any sewage system or any sewage treatment plant, or otherwise could cause the emission of dangerous objectionable elements.

(e) No vibration perceptible beyond the dwelling unit or building in which the home occupation is conducted shall be permitted.

(f) No noise shall be audible beyond the dwelling unit or building in which the home occupation is conducted whichever shall be the smaller, 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.

(g) No emission of any smoke shall be permitted.

(h) Electric or electronic devices shall be shielded in such a manner as not to interfere with radio or television reception or transmission of any kind.

(i) No manufacturing, repairing or other

mechanical work shall be performed in any open area. Such activity shall be conducted in such a way that no noise, odor, vibration, electromagnetic interference or smoke shall be noticeable at or beyond the property line.

(j). No storage of materials or products shall be permitted in open areas.

(k) No articles shall be sold or offered for sale except such as may be produced on the premises unless, incidental to the principal service provided.

(l) There shall be no use of display windows or advertising visible outside the premises to attract customers or clients other than home occupation announcement signs as permitted and regulated in subsection 901.20 herein,

(m) No external alterations shall be permitted which are not customarily in residential buildings or indicates from the exterior that the dwelling is utilized for purposes other than a dwelling.

Section 7, Article IX, Section 901.20, subsection a. is

hereby amended by changing the first sentence thereunder to read:

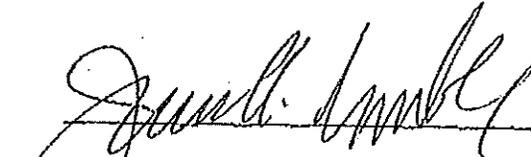
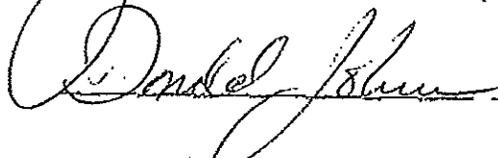
"For the purposes of this Ordinance, all signs shall be classified by the Zoning Officer under one of the following categories and shall require a permit."

Section 8. This Ordinance shall become effective five (5) days after enactment.

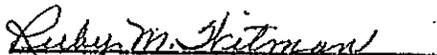
ENACTED and ORDAINED this 1st day of July

1982;

BOARD OF SUPERVISORS OF  
HONEY BROOK TOWNSHIP


ATTEST:

  
Secretary-Treasurer

LAW OFFICER

JOHN E. GOOD

ST. CHESTER, PENNSYLVANIA