

WARWICK TOWNSHIP

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Permit Application for Home Occupation

This application is for requests for permits for home occupations as set forth in §195-16 B 11 of the Zoning Ordinance (copy attached).

Address: _____

Property Owner: _____

Name of Business: _____

Number of people engaged in the business at the residence who live at the residence: _____. Number of people engaged in the business at the residence who do not live at the residence: _____.

Hours of operation: _____

Number of vehicles used by the business parked at the residence: _____.

Area of the residence to be used for the business _____

Number of clients/customers per week expected to visit the residence for business reasons _____.

On the space below, please write a statement regarding the type of business that will operate at the residence and the type of activities of the business that will occur at the residence:

Applicant Name: _____

Applicant signature: _____

Applicant phone number: _____

Applicant email address: _____

**CODE OF THE TOWNSHIP OF WARWICK, PENNSYLVANIA, v5 Updated
02-01-2006 / PART II GENERAL LEGISLATION / Chapter 195, ZONING / ARTICLE
III, Use Regulations / § 195-16. General use regulations.**

(11) A customary home occupation for gain. A home occupation is an accessory use that shall be clearly subordinate to the existing residential use of the property. Such uses shall meet the general standards listed below, as well as any specific standards relating to the type of accessory home occupation proposed. The specific standards are listed under Uses B11(b)[1] through B(11)(b)[8]. [Amended 3-3-2003 by Ord. No. 2003-2]

(a) General standards. The following shall apply to all home occupations:

- [1] A home occupation must be conducted within a dwelling which is the bona fide residence of the principal practitioner or in an accessory building thereto which is normally associated with a residential use. The home occupation shall be carried on wholly indoors.
- [2] In no way shall the appearance of the residential structure be altered or the occupation within the residences be conducted in a manner which would cause the premises to differ from its residential character by the use of colors, materials, construction, lighting, show windows or advertising visible outside the premises to attract customers or clients, other than those signs permitted by this chapter.
- [3] All commercial vehicles shall be parked on-lot and must be parked in a garage or an enclosed structure or be suitably screened from view from adjacent properties and public rights-of-way. Off-street parking spaces are not permitted in the front yard. A ten-foot driveway providing access to parking areas in the side or rear of the property may be located in the front yard. All off-street parking areas must be located at least 10 feet from any property line. Off-street parking lots with three or more spaces shall be buffered from abutting residences. Hedge material shall be placed on three foot centers. Alternately, a four to five foot fence may be erected which provides a visual screen.
- [4] No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors, dust, or electrical interference or violates any other standard of Article XVIII of the Zoning Ordinance in a manner that is detectable to the normal senses off the lot. No equipment or process shall be used which creates visible or audible interferences in any radio or television receivers off of the premises.
- [5] A home occupation shall not include the following: animal hospitals,

commercial stables and kennels, funeral parlors or undertaking establishments, antique shops, tourist homes, restaurants and rooming-boarding-lodging houses.

- [6] A zoning permit shall be required for all home occupations.
 - [7] The minimum lot area shall be as specified for Use B1 in the applicable zoning district unless a larger lot area is otherwise required.
- (b) High-impact general standards. The following shall apply to all home occupations except for no-impact home-based businesses.
- [1] The maximum amount of floor area devoted to a home occupation shall not be more than 25% of the ground floor area of the principal residential structure or 400 square feet, whichever is less. The ground floor area of the principal residential structure shall not include an area of an attached garage or other similar building. At least 850 square feet of the total floor area must remain a residential use.
 - [2] One sign is permitted per home occupation, provided that it is no larger than three square feet per side bearing only the name, occupation, and office hours of the practitioner. In addition, it shall not be illuminated or placed in a window.
 - [3] There shall be no exterior storage of materials or refuse resulting from the operation of the home occupation and no goods shall be publicly displayed.
- (c) Specific use standards. In addition to the requirements set forth above, the standards listed under uses B(11)(c)[1] through B(11)(c)[8] shall apply to that specific type of accessory home occupations.
- [1] B11a Professional Offices. A professional office is a service-oriented business use conducted within an enclosed area specifically designed for the functional needs of the use, wherein the professional services of the practitioner is the salable commodity offered to the client.
 - [a] Professional offices include, but are not limited to, the following:
 - [i] Salesmen, sales representative or manufacturer's representative.
 - [ii] Architect, engineer or land surveyor.
 - [iii] Dentist, doctor, psychiatrist or veterinarian (not including a clinic or veterinarian office with boarding facilities).
 - [iv] Lawyer, accountant or insurance agent.

- [v] Office of a minister, rabbi or priest.
 - [b] No more than one person other than resident members of the immediate family may be employed unless approved as a special exception by the Zoning Hearing Board.
 - [c] In addition to the off-street parking spaces required in this chapter for the particular residential use concerned, a professional office shall provide one off-street parking space for each employee plus one additional space for each 200 square feet of office space. A maximum of six off-street parking spaces are permitted on one lot, inclusive of the required residential parking.
- [2] B11b Personal Services. A service business including, but not limited to, barbers, beauticians or photographers.
- [a] Beauty parlors and barbershops may be permitted provided no more than two beauty parlor or barber chairs is provided.
 - [b] No one other than resident members of the immediate family may be employed.
 - [c] The minimum site area shall be two acres in all districts.
 - [d] In addition to the off-street parking spaces required in this chapter for the particular residential use concerned, personal services use shall provide one off-street parking space for each employee, plus one additional space for each 200 square feet of office space. A maximum of six off-street parking spaces are permitted on one lot, inclusive of the required residential parking.
- [3] B11c Instructional Services. An instructional service is a home occupation in which the practitioner provides the client with special instruction in a specific area of study. The establishment of this home occupation shall not require a room or series of rooms specifically designed for that purpose.
- [a] Instructional services involving a maximum of four students at a time are permitted.
 - [b] Instructional services involving musical instruments are only permitted in single-family detached dwellings.
 - [c] No persons shall be employed other than resident members of the immediate family.
 - [d] In addition to the off-street parking spaces required in this chapter for the

particular residential use, an instructional service shall provide one off-street parking space per two students being instructed at any one time. A maximum of four off-street parking spaces are permitted on one lot inclusive of the required residential parking.

[4] B11d Home Crafts.

[a] Home crafts are business activities whereby the commodity for sale is completely manufactured on the site and may be sold on the site by the resident craftsman.

[b] Home crafts may include, but are not limited to, the following: artists, sculptors, dressmakers, seamstresses and tailors; and include such activities as model making, rug weaving, lapidary work and furniture making.

[i] Home crafts are permitted only in single-family detached dwellings and existing accessory buildings on the same lot.

[ii] No more than one person other than resident members of the immediate family may be employed.

[iii] In addition to the off-street parking spaces required in this chapter for the particular residential use concerned, a home craft shall provide one off-street space per 300 square feet of total floor area used for the home occupation. A maximum of four off-street parking spaces are permitted on one lot inclusive of the required residential parking.

[5] B11e Trades, Business. The use of a residence as a base of operation for the business, but not including the conduct of any phase of the trade on the property. Trades included in this home occupation include, but are not limited to, electrician, plumber, carpenter, mason, painter, roofer and similar occupations.

[a] No more than one business vehicle may be parked on the property including noncommercial trucks and vans with loading capacities not exceeding 0.75 ton. The business vehicle shall be parked in an enclosed structure.

[b] No more than one employee other than resident members of the immediate family shall be permitted unless approved by the Zoning Hearing Board as a special exception.

[c] The area of the office, storage of materials and equipment (excluding vehicles) shall not exceed the limitations of Subsection B(11)(a)[2] above.

[d] No assembling, manufacturing, processing or sales shall be conducted on the

property.

- [e] The buffer requirements of § 195-62 of this chapter shall be met.
 - [f] There shall be a minimum lot area of two acres in all districts.
 - [g] In addition to the off-street parking spaces required in this chapter for the particular residential use concerned, a trades business shall provide one off-street parking space for each employee and one off-street parking space for each business vehicle. A maximum of six off-street parking spaces are permitted on one lot inclusive of the required residential parking.
- [6] B11f Repair Services. A repair shop for small appliances, lawn mowers, watches, guns, bicycles, locks, small business machines, blade sharpening and other goods, but not including, automobile, truck, motorcycle, snowmobile, all terrain vehicle, outboard motor and water jet ski vehicle repairs.
- [a] No additional people other than resident members of the immediate family may be employed.
 - [b] The buffer requirements of § 195-62 of this chapter shall be met.
 - [c] In addition to the off-street parking spaces required in this chapter for the particular residential use concerned, this accessory use shall provide one off-street space per 300 square feet of total floor area used for the home occupation.
 - [d] There shall be a minimum lot area of two acres in all districts.
 - [e] No more than one employee other than resident members of the immediate family shall be permitted unless approved by the Zoning Hearing Board as a special exception.
- [7] B11g Family Day-Care. A family day-care use is a facility in which care is provided for one or more children, but no more than six at any one time, who are not relatives of the caregiver, where the child-care areas are being used as a family residence.
- [a] Licensing, approval and permit procedures. Prior to the final approval of the use by the Board of Supervisors and the granting of a special exception by the Zoning Hearing Board, if applicable, and the granting of a permit by the Zoning Officer, the applicant must obtain a license from the Department of Public Welfare, Bureau of Child Development Programs. Licensure is certification of compliance with Chapter H, Section 8C, of the Department

of Public Welfare's Social Services Manual by this Department to the applicant subject to licensure under Article X of the Public Welfare Code.

- [b] This use shall be conducted in a building designed for residential occupancy and for the safety and well-being of the occupants.
- [c] A minimum outdoor play area of 200 square feet of contiguous area shall be provided for each child as a recreational area for the children. This area shall not include any impervious surface or parking area.
- [d] Family day-care uses are only permitted as an accessory use in a single-family detached dwelling.
- [e] The outdoor play area must be enclosed by a four-foot-high fence which is deemed appropriate by the Township. The outdoor play area shall be located to the side or rear of the property.
- [f] No more than one person other than resident members of the immediate family may be employed.
- [g] The buffer requirements of § 195-62 of this chapter shall be met.
- [h] The use shall be located on a public street.
- [i] The use, by special exception, may be expanded to a group day-care home which is a facility in which care is provided for more than six, but no more than 11, children. The following criteria shall be met:
 - [i] All standards noted above for family day-care uses shall be met.
 - [ii] The regulations of the Pennsylvania Department of Welfare shall be met.
 - [iii] Such uses shall be permitted only in single-family detached dwellings or in an accessory building on the same lot.
 - [iv] Minimum lot area: two acres.
- [8] B11h No-Impact Home-Based Business. A business or commercial activity administered or conducted as an accessory use to a residential use that is clearly secondary to the residential use of the dwelling. The activities shall not involve any customer, client, or patient traffic, either vehicular or pedestrian, in excess of that normally associated with a residential use, and shall not involve pickup, delivery, or removal functions to or from the premises in excess of that normally associated with a residential use. The activity shall satisfy the following

requirements:

- [a] The activity shall be compatible with the residential use of the property and the surrounding residential uses.
- [b] The activity shall not employ anyone other than family members residing in the dwelling.
- [c] There shall be no display or sale of retail goods, and no stockpiling or inventory of a substantial nature.
- [d] There shall be no outside appearance of a business use including, but not limited to, parking, signs, or lights.
- [e] The activity may not generate any solid waste or sewage discharge, in volume or type, that is not normally associated with a residential use in the neighborhood.
- [f] The activity shall be conducted only within the residential dwelling and may not occupy more than 25% of habitable floor area.