



## Establishing a Home Business

*Occasionally, a resident may wish to establish a business within his or her home. How this is permitted by the Township depends on several factors, most related to the impacts it will create. Under the Zoning Ordinance, an in-home accessory business is either a **Home Occupation** or a **No-Impact Home-Based Business**.*

◇ The No-Impact Home-Based Business

This type of establishment has no visible impact outside of the residence. If a series of criteria can be met, a No-Impact Home-Based Business can be operated by right in all residential zones throughout the Township as per the PA Municipalities Planning Code.

◇ The Home Occupation

On the other hand, this business type allows for more flexibility in operation, but comes with additional procedural requirements and use standards. Section 27-438 of the Zoning Ordinance contains the specific criteria for being classified as a Home Occupation, which is allowed by Special Exception\* in all but the D-1, D-2, & D-3 Districts.

◇ Building Code Requirements

Home Occupations that bring outside customers or employees into the dwelling may be subject to the building code. The Township Building Code Official can help answer any specific questions.

◇ Stormwater Management and Land Development Plans

If no building or other impervious coverage additions are necessary to accommodate the Home Occupation, these plans are not required.

\* Special Exceptions are uses permitted upon approval of the Zoning Hearing Board, as stated in Section 27-605.2 of the Ordinance.

*Please note that this is intended to be general guidance and not an exhaustive list of requirements or permitting procedures.*