



HARBORCREEK TOWNSHIP

5601 Buffalo Road
Harborcreek, PA 16421

Home Occupation CRITERIA

Zoning Ordinance 2010-200, Article XVIII, Section 1803 Specific Conditions for Conditional Uses

- A. Home Occupations as defined in Zoning Ordinance may be conducted where permitted in accordance with the following conditions.
1. The home occupation shall be conducted solely by members of the immediate family that reside in the dwelling unit except that one (1) non-resident may be employed.
 2. There shall be no exterior evidence of the conduct of a home occupation except for permitted signs. This shall include no exterior storage of rubbish, junk or materials that may be generated by the home occupation. In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, noises, odors and vibrations.
 3. Not more than twenty-five percent (25%) of the primary dwelling unit shall be devoted to home occupations.
 4. The home occupation shall be conducted solely within the primary dwelling unit and not within detached accessory structures.
 5. The home occupation shall not involve the use of commercial vehicles over two (2) tons for delivery of materials to and from the premises. The intent is to permit delivery vehicles such as United Parcel Service vehicles but to exclude tractor-trailers and other large commercial vehicles.
 6. The use shall not generate noise, dust, fumes, odors, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance beyond that which normally occurs in an average residential dwelling, within the same zoning district, where no home occupation exists. With respect to electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.
 7. No home occupation shall cause an increase in the use of one or more utilities (water, sewer or refuse disposal) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
 8. Any persons patronizing the home occupation shall be provided with suitable off-street parking facilities located on the property of the home occupation.

Any questions regarding the submittal or procedure of an appeal, contact Zoning Administrator Connie Cruz at 814-899-31731