

- c. The characteristics of the residents and number of residents to be served;
 - d. The operating methods and procedures to be used; and
 - e. Any other facts relevant to the proposed operation of the half-way house.
9. Any use permit granted for the half-way house shall be bound and limited to the type and number of offenders listed on the application. Any increase in the number of offenders or change in the nature and/or extent of the programs provided, shall be subject to prior approval by the Township following those procedures set forth herein for the approval of original applications.

T. Home occupations

1. **Definition:** HOME OCCUPATION — The specific service-oriented occupations of an architect, engineer, clergyman, lawyer, accountant, artist, musician, writer, teacher giving instruction or tutoring, day care of not more than six nonresident children, dressmaking or tailor, milliner, seamstress, barber, beautician, computer programmer, data processor, locksmith, jeweler, photographer, word processor, secretary, and the kitchen of a home catering or baking business, provided no commercial ovens, stoves, refrigerators or other commercial equipment or other cooking apparatus is installed for the conduct of the business. This listing is exclusive and no analogous uses will be permitted. The following are specifically determined not to be occupations included within this definition of “home occupation”:
- a. Automotive repair or paint shop.
 - b. Physician, dentist, chiropractor or similar health care office.
 - c. Medical or dental laboratory.
 - d. Dance studio, exercise studio or similar use.
 - e. Day-care center for the care of more than six nonresident children.
 - f. Funeral chapel or funeral home.
 - g. Gift shop.
 - h. Limousine, hearse, ambulance or taxi service.
 - i. Massage parlor.
 - j. Nursing home.
 - k. Outdoor repair or service.
 - l. Rental of any equipment or other items.
 - m. Veterinarian facility or commercial raising and care of animals.
 - n. Sale or repair of firearms (except in the C-Conservation and A-Agricultural Zones as set forth hereafter).
 - o. Sale or repair of machinery or equipment.

- p. Dog grooming (except in the C-Conservation and A-Agricultural Zones as set forth hereafter).
 - q. Any business or occupation which is primarily a retail or wholesale activity.
2. **General Standards.** A home occupation conducted by a resident on the property shall be permitted by special exception, subject to approval by the Zoning Hearing Board in the C-Conservation, A-Agricultural, R-1-Suburban Residential, R-2-Neighborhood and R-3 Village Residential Zones, provided that each of the following conditions are met. Home Occupations as defined herein may also be permitted in the VC – Village Commercial Overlay by the Zoning Officer, provided each of the following conditions are met:
- a. The home occupation is clearly subordinate to the dwelling, is located on one floor only, and does not occupy more than 25% of the floor area on any floor in which it is located, but in no case shall the floor area devoted to the home occupation exceed 260 square feet in measure. The home occupation shall be conducted entirely within the principal residence on the property.
 - b. The home occupation shall not include or require any external alteration of the structure.
 - c. No display or sign, other than a single nameplate firmly affixed to the building with dimensions not exceeding six inches by 24 inches, shall be permitted. No external evidence of any activity, including but not limited to a motor vehicle which contains a notice of the activity, shall be permitted.
 - d. To the extent that the home occupation is subject to state or other licensure which requires a sign or notification of a size greater than that permitted herein, the minimum-required sign shall be permitted. Documentation on the sign shall be permitted. Documentation on the sign requirements must be specified in the application for special exception relief.
 - e. No facilities, equipment or materials which are dangerous or incompatible with the residential environment on the property shall be used.
 - f. The home occupation shall not involve the storage of supplies, equipment, raw material or residue material outside of the structure or in any shed or outbuilding on the property.
 - g. The home occupation shall be operated solely by an individual having his or her primary residence at the property in question and no employees, assistants or partners shall be used at any time in the pursuit of the home occupation.
 - h. The home occupation operation shall not cause or permit vehicles to be parked on any public street or thoroughfare as a direct or indirect result of the business activity. Owners of a home occupation must demonstrate that ample off-street parking is available to simultaneously accommodate the parking needs of customers of the home business, visitors to the residence, the occupants of the residence and other local residents.
 - i. The home occupation shall not emit smoke, fumes, odors, dust, noise, vibration, glaring light, visual blight or pollution of any kind.
 - j. No retail or wholesale goods shall be sold or stored on the premises as a result of the home occupation activity other than those goods commonly used in the home occupation activity and which are clearly incidental thereto. Persons engaged in

home catering and baking businesses shall be permitted to arrange for customer pickups of preordered items, but shall not be permitted to engage in the sale of premade items on a wholesale or retail basis within the premises.

- k. The home occupation hours of operation shall be limited to 8:00 a.m. until 8:00 p.m., Monday through Saturday. No operations shall be permitted on Sundays.
 - l. The home occupation shall occur only in an area of the residence clearly defined by architectural features such as walls, partitions, doors, etc., which are permanently affixed to the structure. All activities involving the home occupation shall be confined to this defined area by means of a detailed floor plan which shall be presented to the Zoning Hearing Board at the time of appeal and shall be made a part of the permanent record of Unity Township.
 - m. The home occupation shall not commence operations until the Unity Township Zoning Officer has completed an on-site inspection and issued a certificate of occupancy for the home occupation use.
 - n. No home occupation approved by the Unity Township Zoning Hearing Board pursuant to the terms of this section shall be changed, altered or increased in size or scope until and unless such changes, alterations or increase in size or scope have been resubmitted for approval to said Board, such re-approval has been granted, and the time set by law for appeal has passed.
 - o. Any licensing requirement specified by federal, state or local agencies as a condition of operation for certain activities must be presented to the Unity Township Zoning Hearing Board at the hearing on the matter, and proof of full compliance therewith must be presented to the Unity Township Zoning Officer before an occupancy permit is issued.
 - p. The proposed home occupation will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
 - q. The provisions of this subsection shall not regulate, apply to or otherwise impair or impede the operation of a no-impact home based business as defined in this Ordinance.
 - r. Any home occupation subsequently determined to be in regular or reoccurring violation of the terms hereof or the terms of any additional reasonable restrictions imposed by the Zoning Hearing Board at the time of approval shall be subject to a revocation of any and all permits issued by the Unity Township under this provision and the termination of the home occupation use.
3. A resident in the A-Agricultural and C-Conservation District may also engage in the operation of a pet grooming salon and firearm repairs in existing accessory structures on the property, where (a) the such operations are conducted entirely within such accessory structure or structures and (b) firearms are not used or discharged on the exterior of any structure. With the exception of a pet grooming salon and firearm repairs, all other home occupations permitted in Section T.1 above shall be conducted within the principal structure. All other uses shall be prohibited. In addition to the general use limitations set forth above, any pet grooming salon or firearm repair business conducted as a home occupation shall comply with the following:

- a. The home occupation shall be conducted solely within an accessory structure on the property existing at the time of this Section's enactment. be clearly subordinate to the use of the real estate for dwelling purposes and occupy not more than 260 square feet in area. Where a home occupation is conducted in an outbuilding under this subsection, no other home occupation shall be conducted or permitted within the principal residence on the property.
- b. The home occupation shall not include or require any external alteration or expansion of the accessory structure.
- c. No display or sign, other than a single nameplate firmly affixed to the building with dimensions not exceeding six inches by 24 inches, shall be permitted. No external evidence of the activity, including but not limited to a motor vehicle which contains a notice of the activity, shall be permitted.
- d. To the extent that the home occupation is subject to state or other licensure which requires a sign or notification of a size greater than that permitted herein, the minimum-required sign shall be permitted. Documentation on the sign shall be permitted. Documentation on the sign requirements must be specified in the application for special exception relief.
- e. No facilities, equipment or materials which are dangerous or incompatible with the residential environment on the property shall be used.
- f. The home occupation shall not involve the storage of supplies, equipment, raw material or residue material outside of the structure or in any other shed or outbuilding on the property.
- g. The home occupation shall be operated solely by an individual having his or her primary residence at the property in question and no employees, assistants or partners shall be used at any time in the pursuit of the home occupation.
- h. The home occupation operation shall not cause or permit vehicles to be parked on any public street or thoroughfare as a direct or indirect result of the business activity. Owners of a home occupation must demonstrate that ample off-street parking is available to simultaneously accommodate the parking needs of customers of the home business, visitors to the residence and other local residents.
- i. The home occupation shall not emit smoke, fumes, odors, dust, noise, vibration, glaring light, visual blight or pollution of any kind.
- j. No retail or wholesale goods shall be sold or stored on the premises as a result of the home occupation activity other than those goods commonly used in the home occupation activity and which are clearly incidental thereto. Persons engaged in home catering and baking businesses shall be permitted to arrange for customer pickups of preordered items, but shall not be permitted to engage in the sale of premade items on a wholesale or retail basis within the premises.
- k. The home occupation hours of operation shall be limited to 8:00 a.m. until 8:00 p.m., Monday through Saturday. No operations shall be permitted on Sundays.
- l. All activities involving the home occupation shall be confined to a defined area in the accessory structure by means of a detailed floor plan which shall be presented to the Zoning Hearing Board at the time of appeal and shall be made a part of the permanent record of Unity Township.

- m. The home occupation shall not commence operations until the Unity Township Zoning Officer has completed an on-site inspection and issued a certificate of occupancy for the home occupation use.
 - n. No home occupation approved by the Unity Township Zoning Hearing Board pursuant to the terms of this section shall be changed, altered or increased in size or scope until and unless such changes, alterations or increase in size or scope have been resubmitted for approval to said Board, such re-approval has been granted, and the time set by law for appeal has passed.
 - o. Any licensing requirement specified by federal, state or local agencies as a condition of operation for certain activities must be presented to the Unity Township Zoning Hearing Board at the hearing on the matter, and proof of full compliance therewith must be presented to the Unity Township Zoning Officer before an occupancy permit is issued. Such approvals may include but not be limited to state or federal licenses established for the business operations being conducted on the premises. Approvals by the Pennsylvania Department of Labor and Industry and/or any approvals required under the Pennsylvania Uniform Construction Code for the premises must be submitted before any building permit will issue.
 - p. The proposed home occupation will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
 - q. The provisions of this subsection shall not regulate, apply to or otherwise impair or impede the operation of a no-impact home based business as defined in this Ordinance.
 - r. Any home occupation subsequently determined to be in regular or reoccurring violation of the terms hereof or the terms of any additional reasonable restrictions imposed by the Zoning Hearing Board at the time of approval shall be subject to a revocation of any and all permits issued by Unity Township under this provision and the termination of the home occupation use.
 - s. In the event a new outbuilding to be constructed on the property is permitted by the Zoning Hearing Board to house a home occupation, such new outbuilding shall be constructed in compliance with the setback and buffering requirements prescribed in this Ordinance for nonresidential structures in the Zoning District in which the use is located. If no such requirement exists, then the setback and buffering requirements imposed shall be those of the Zoning District first permitting the type of use (or nearest approximate use) for which the home occupation is sought.
- U. Heliports or helicopter pads.** Heliports or helicopter pads shall not be located on lots of less area than the minimum recommended by appropriate state and federal regulatory agencies, and the landing area shall be not less than 300 feet from any residential property.
- V. Junkyards.** In addition to the requirements of this Chapter, all junkyards shall comply with the licensing, setback, dimensional and other requirements imposed upon junkyards by Chapter 72 of the Code of Unity Township and must receive an annual license issued through the Board of Supervisors of Unity Township, in addition to any conditional use approval required herein. Those regulations imposed on the operation of junkyards by Chapter 72 of the Code of Unity Township, as may be amended hereafter from time to time, including but not limited to those regulations specifically set forth in § 72-12, shall continue in full force