

ORDINANCE NO. 06-16-21B

**SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA
AN ORDINANCE OF SCOTT TOWNSHIP AMENDING ORDINANCE 135-45**

BE IT ENACTED AND ORDAINED by the Supervisors of Scott Township, Columbia County, Pennsylvania, as follows:

135-45 Home Occupations

Home occupations may be permitted as accessory uses in the A-R, R-S, R-U and C Districts, subject to the following standards.

(1) The area devoted to the permitted home occupation shall be located wholly within either the operator's dwelling or a building accessory thereto and shall be equivalent to not more than 25% of the gross floor area of the dwelling, except for family day-care homes.

(2) Persons engaged in a permitted home occupation shall be limited to the members of the household of the operator residing on the premises and not more than one additional employee not residing on the premises.

(3) A home occupation shall not in any way alter the residential character of a neighborhood nor in any way adversely affect the safe and comfortable enjoyment of individual property rights of the neighborhood in which the use is located.

(4) There shall be no exterior display or sign, except as may be permitted in Article VIII, and no outdoor, unenclosed storage of materials associated with the business on the premises.

(5) No offensive or objectionable noise, vibration, smoke, dust, odor, heat or glare shall be produced by the home occupation nor be detected at or beyond the property line.

(6) All applicable off-street parking requirements contained in § 135-76, Table 1, shall be met. In no case, however, shall the number of spaces provided be fewer than two.

(7) The use shall not create any adverse impact on existing traffic or circulation patterns in the neighborhood.

(8) Home occupations may include but need not be limited to any of the following, provided that such use is clearly incidental and secondary to the principal residential use of the structure:

(a) Medical, dental, insurance, real estate and other professional offices.

(b) Custom dressmaking and milliner facilities.

(c) Artist or musician shops or studios.

(d) Family day-care homes.

(e) Tutoring facilities.

(f) Barber- and beauty shops.

(g) Arts and crafts shops.

(h) Businesses in which no customers come to the home, no more than one business vehicle is parked at the home at one time, no sign is posted regarding the business, and all inventory or other saleable goods or equipment must be warehoused or stored inside the home in a space which covers no more than 225 square feet of floor space.

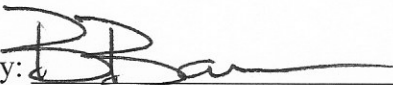
B. Other home occupations not specified above may be permitted upon finding of the Zoning Hearing Board that such use complies with the criteria of this section and other applicable codes and ordinances and that the proposed use would not be detrimental to the health, safety and welfare of the residents of the neighborhood.

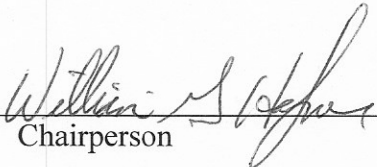
C. All Home Occupations are to be registered with the Township yearly (by calendar year, to be renewed every January), by filling out a home occupation application as well as paying an application fee to keep all home occupation applicants in accordance with the Township ordinance.

D. If the Scott Township Code Officer finds that any of the ordinance/application answers are not in accordance with the Township ordinance, the in-home occupation will have their application denied and will be unable to operate until having an appeal hearing with the Scott Township Zoning Hearing Board. (See fee schedule for costs)

ENACTED AND ORDAINED this 16th day of June, 2021.

ATTEST: SCOTT TOWNSHIP

By: 
Secretary

By: 
Chairperson