

ORDINANCE NO. 378

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CONCORD, BY AMENDING CHAPTER 210, ZONING: ARTICLE I – PURPOSE, OBJECTIVES AND DEFINITIONS SECTION 210-4 HOME OCCUPATION TO DEFINE THE TERM HOME OCCUPATION AND ARTICLE III RESIDENCE DISTRICT SECTION 210-10 USE REGULATIONS AND SPECIFY USE REGULATIONS USES BY RIGHT.

§ 210-4. Definitions.

- A. Unless otherwise expressly stated, the following words shall, for the purpose of this chapter, have the meanings herein indicated:

HOME OCCUPATION

An occupation for gain, profit or support conducted only by members of a family residing on the premises and conducted entirely within the dwelling, provided that no article is sold or physically offered for sale except such as is produced on the premises by members of the immediate family residing thereon.

- (1) Home occupations shall include the following:
- (a) Artists and sculptors;
 - (b) Authors and composers;
 - (c) Dressmakers, seamstresses and tailors;
 - (d) Home crafts;
 - (e) Office use, provided that no retail or wholesale transactions are made upon the premises.
- (2) Permitted home occupations shall not in any event be deemed to include the following:
- (a) Antique shops, gift shops, restaurants and other commercial retail uses involving the sale of articles and products produced off the premises or food items meant for on or off-premises consumption, except as provided in § 210.A (3) (2);
 - (b) Barbershops and beauty parlors;
 - (c) Medical or dental clinic or hospital;
 - (d) Tea-room, coffee shop, and similar establishments;
 - (e) Renting of trailers;
 - (f) Riding or boarding stable or kennel;
 - (g) Tourist home, rooming, boarding or lodging house;
 - (h) Veterinary clinic or hospital;
 - (i) Industrial uses;
 - (j) Massage parlors.
 - (k) Nonresidential school of special education whose enrollment does not exceed five pupils at any given time;
 - (l) Family day-care homes limited to not more than five children residing off the premises.
- (3) In addition to the use limitations applicable in the zoning district in which located, all home occupations shall be subject to the following use limitations:
- (a) The home occupation shall be carried on wholly indoors and within a dwelling.

- (b) There shall be no use of show windows or display or advertising visible outside the premises to attract customers or clients other than an accessory sign, as permitted;
- (c) There shall be no exterior storage of materials, equipment, or supplies.
- (d) No articles shall be sold or physically offered for sale, except for those produced upon the premises;
- (e) Servicing by commercial vehicles for supplies and materials shall not be permitted, except for mail and package delivery.
- (f) The floor area devoted to a home occupation and the storage of materials and supplies connected with the 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.
- (g) The occupation shall not change the essential residential character of a dwelling.

§ 210-10. Use regulations.

A. Uses by right.

- (1) Home occupation, as defined in § 210-4, and subject to the following special requirements in addition to all other applicable requirements of this chapter for the residential district in which the use is located:
 - (a) Such occupation shall be located in the dwelling in which the person resides.
 - (b) No one shall be engaged or employed in a home occupation unless he/she is a resident of the dwelling.
 - (c) The area used for the home occupation shall not exceed 25% of the total floor area of the first floor of the principal permitted dwelling unit or 400 square feet, whichever is less.
 - (d) No external alterations inconsistent with the residential use of the dwelling shall be permitted, and there shall be no exterior display, sale or storage of materials, products, equipment or refuse related to the conduct of the home occupation.
 - (e) There shall be no sign visible from outside the building except for a name sign as permitted in the sign regulations, outside a dwelling. (See Article XXIII.)
 - (f) No more than one business vehicle may be parked on the property on a regular basis. Any trucks, vans or other business vehicles shall have loading capacities not exceeding one ton. The business vehicle shall be parked in an enclosed structure or in an area screened from view from neighboring properties and streets through the use of a fence, wall, hedge, or other landscape material. Any sign or advertisement on a vehicle associated with the occupation shall be included in calculating compliance with sign regulations.
 - (g) No goods or services shall be physically offered for sale or lease to the general public on the premises, except that business conducted primarily by mail, telephone, e-mail, telefax, or Internet shall be permitted.
 - (h) No additional traffic and/or parking demand shall be generated by such home occupation beyond that which would normally occur at the dwelling unit in accordance with Article XXII.
 - (i) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot if the occupation is conducted in a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
 - (j) No bulk sale or storage for sale of chemicals or biological agents shall be permitted.

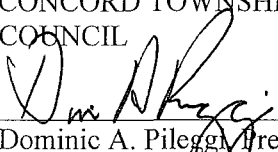
- (k) All home occupations shall be registered with the Zoning Officer and such registrations shall be kept on file by the Zoning Officer. No registration shall be approved until the Zoning Officer has determined that the proposed home occupation complies with all the regulations of this chapter. The person conducting the home occupation shall be responsible for applying for the annual use permit, utilizing forms available from the Township. The fee for the application shall be set by resolution by the Board of Supervisors.
- (l) Upon the approval of the plans and the proposed home occupation use by the Zoning Officer, one application shall be returned to the applicant and one application filed with the Township by the Zoning Officer.
- (m) If the home occupation shall cease to be conducted in compliance with these regulations, the home occupation registration shall be revoked. The Zoning Officer may inspect the premises at any time upon reasonable notice to determine compliance with this chapter and the home occupation registration.
- (n) If the occupant moves from and sells the dwelling and a new home occupation is started, a new home occupation registration shall be submitted to the Township and obtained prior to the conduct of any new home occupation.

Section 4: Effective Date.

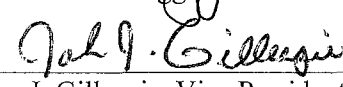
This Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this 1st day of August, 2017.

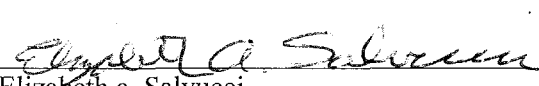
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COUNCIL



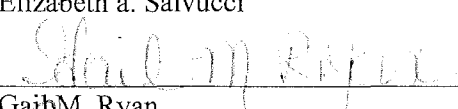
Dominic A. Pileggi, President



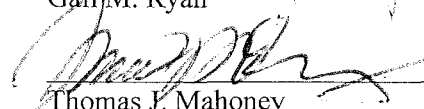
John J. Gillespie, Vice President



Elizabeth a. Salvucci



Gail M. Ryan



Thomas J. Mahoney

Attest:



Brenda L. Lamanna, Secretary