

(11) Home-based businesses.

- (a) No-impact home-based business. A "no-impact home-based business" is a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client, or patient traffic, whether vehicular or pedestrian, pickup, delivery, or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

- [1] The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- [2] The business shall employ no employees other than family members residing in the dwelling.
- [3] There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- [4] There shall be no outside appearance of a business use, including, but not limited to, parking, signs, or lights.
- [5] The business activity may not use any equipment or process which creates noise, vibrations, glare, fumes, odors, or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
- [6] The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
- [7] The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- [8] The business may not involve any illegal activity.

- (b) Low-impact home-based business. A "low-impact home-based business" is a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the primary use as a residential dwelling and which involves minimal customer, client, or patient traffic, whether vehicular or pedestrian, pickup, delivery, or removal functions to or from the premises, in excess of those normally associated with the primary residential use. The business or commercial activity must satisfy the following requirements:

- [1] No low-impact home-based business may be started prior to the issuance of a zoning permit as per § 12-9.2, using the low-impact home-based business zoning permit application.
- [2] The business activity shall be carried on only within the dwelling (excluding attached and detached garages) and may not occupy more than 25% or 400 square feet of the habitable floor area, whichever is less.
- [3] Not more than one low-impact home-based business shall be conducted on a property at any one time.
- [4] The minimum lot area for the property on which a low-impact home-based business is proposed shall be 7,500 square feet.
- [5] Deliveries and pickups of business-related items shall be limited to those items typically associated with residences by vehicles typically used to make deliveries and pickups in residential neighborhoods, such as private parcel services and U.S. Mail vehicles.
- [6] Not more than one employee who does not live in the dwelling to which the low-impact home-based business is accessory may be employed on-site by such business.

- [7] In addition to the two off-street parking spaces required for the primary use dwelling, two additional off-street parking spaces shall be provided for a low-impact home-based business.
 - [8] On-site visits by clients of a low-impact home-based business shall be limited to an appointment-only basis. Not more than one client shall visit the business at any time; further, appointments shall be scheduled so that the need for off-street parking does not at any time exceed the provision of such. For the purposes of this section, "client" may include two or more people who collectively seek the service provided by the low-impact home-based business as is appropriate for residential settings.
 - [9] No outside storage shall occur of goods or materials used in a low-impact home-based business.
 - [10] Not more than one vehicle adorned with commercial advertisement for a low-impact home-based business shall be permitted per property.
 - [11] Low-impact home-based businesses shall comply with all other requirements of this chapter as applicable.
- (c) In-home child care. In addition to the requirements of § 12-2.4A(11)(b), in-home child care for not more than five nonresident children may be performed as a low-impact home-based business if compliance with the following standards is demonstrated.
- [1] No in-home child care business may be started prior to the issuance of a zoning permit as per § 12-9.2.
 - [2] Prior to zoning permit approval if possible or, at the latest, within 45 days of zoning permit approval, evidence shall be provided to Harris Township that a license has been granted pursuant to the requirements of the Pennsylvania Department of Welfare, Chapter 3290, Family Child Care Homes, as amended.
 - [3] In-home child daycare businesses shall be exempt from § 12-2.4A(11)(b)[8].