



Greta Martin Washington
Director of Community Planning
Planning@LimerickPA.org
Administration 610.495.6432
Police 610.495.7909
FAX 610.495.0353

646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

GENERAL INFORMATION FORM FOR COMPLETING A ZONING USE PERMIT HOME OCCUPATION

THIS PERMIT IS INTENDED FOR **HOME OCCUPATIONS** TO OBTAIN HIGH-LEVEL FEEDBACK FROM ALL TOWNSHIP DEPARTMENTS IN ORDER TO UNDERSTAND THE ADDITIONAL PERMITS NEEDED TO OCCUPY A SPACE. THIS CAN BE DONE PRIOR TO SIGNING A LEASE AGREEMENT AND IS RECOMMENDED TO BE OBTAINED BEFORE FILING ANY OTHER PERMIT NEEDED TO OCCUPY THE SPACE. THIS PERMIT MUST BE ISSUED PRIOR TO OCCUPANCY.

SUBMISSION:

- IN PERSON: WINDOW IS OPEN DURING BUSINESS HOURS. DROP BOX IN LOBBY IS AVAILABLE 24 HOURS.
- ELECTRONIC: EMAIL APPLICATION (AND ELECTRONIC PAYMENT RECEIPT) TO CODES@LIMERICKPA.ORG.

PERMIT COST IS \$100.00, DUE WITH SUBMISSION OF APPLICATION.

- IN PERSON PAYMENT: CHECK SHOULD BE MADE OUT TO "LIMERICK TOWNSHIP."
- ELECTRONIC PAYMENT: REFER TO THE [ONLINE PAYMENTS](#) PAGE OF WWW.LIMERICKPA.ORG FOR DETAILS.
 - DEPARTMENT SELECTION SHOULD BE "BUILDING."
 - ITEM SELECTION SHOULD BE "ZONING USE PERMIT."
 - REFERENCE NUMBER SHOULD BE THE NAME AND/OR ADDRESS OF BUSINESS.
 - INCLUDE YOUR ELECTRONIC RECEIPT WITH YOUR PERMIT APPLICATION.

THE ZONING OFFICER WILL ISSUE A LETTER NOTING BELOW REQUIREMENTS, AS NEEDED.

- A. ZONING: ZONING REVIEW INCLUDES USE REVIEW WITH RESPECT TO UNDERLYING DISTRICT. THE NUMBER OF EXISTING PARKING SPACES IS REVIEWED WITH RESPECT TO THE PROPOSED USE TO ENSURE ADEQUATE PARKING IS AVAILABLE. THE ZONING OFFICER ALSO REVIEWS FOR ACT 209 COMPLIANCE.
- B. BUILDING: THE BUILDING CODE OFFICIAL REVIEWS TO DETERMINE IF SCOPE OF ALTERATIONS PROPOSED REQUIRES A PERMIT.



Greta Martin Washington
Director of Community Planning
Zoning@LimerickPA.org
Administration 610.495.6432
Police 610.495.7909
FAX 610.495.0353

646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

APPLICATION FOR ZONING USE: HOME OCCUPATION

DEPENDING ON SCOPE, ADDITIONAL APPLICATIONS/PERMITS MAY BE NEEDED

1. **APPLICANT NAME** _____
BUSINESS NAME _____
TYPE OF BUSINESS (ACCOUNTANT, PHOTOGRAPHER, ETC.) _____
PROPERTY ADDRESS _____
TELEPHONE # _____ (BUSINESS CELL) EMAIL _____
BLOCK _____ UNIT _____

2. **DESCRIBE OCCUPATION/USE:**

- _____
- _____
- a. NUMBER OF OUTSIDE EMPLOYEES: _____
- b. NUMBER OF CUSTOMERS TO COME TO PREMISES: _____;
- c. IF CUSTOMERS OR OUTSIDE EMPLOYEES, PROVIDE GROSS FLOOR AREA DEVOTED TO HOME OCCUPATION _____
SQUARE FEET.
- d. IS YOUR PROPERTY SUBJECT TO PRIVATE COVENANTS, SUCH AS A HOME OWNER'S ASSOCIATION (HOA)?
NO YES; IF YES, ATTACH DOCUMENTATION SHOWING PERMISSIONS HAVE BEEN GRANTED FROM THE HOA.

3. **CERTIFICATION**

I HAVE REVIEWED AND AM AWARE OF THE PROVISIONS OF [SECTION 184-72](#) OF THE LIMERICK TOWNSHIP ZONING ORDINANCE REGARDING HOME OCCUPATION REGULATIONS.

I HEREBY STATE THE ABOVE FACTS AND STATEMENTS, INCLUDING ANY ATTACHMENTS ARE TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE. I FURTHER UNDERSTAND THAT ANY FALSIFICATION OF INFORMATION OR AN INCOMPLETE APPLICATION MAY BE CONSIDERED REASON TO REJECT THE APPLICATION AND THAT THE FALSE STATEMENTS HEREIN ARE MADE SUBJECT TO THE PENALTIES OF PA CONS. STAT. 4904 RELATING TO UN-SWORN FALSIFICATION TO AUTHORITIES.

SIGNATURE _____ DATE _____

TOWNSHIP USE ONLY BELOW THIS LINE - DEPARTMENT APPROVALS - TO BE PROCESSED AS A ZONING USE PERMIT

209 IMPACT _____
ZONING _____
DISTRICT _____
USE _____
PERMITTED YES NO
OTHER _____

FIRE _____
SEWER _____
EX EDU'S _____
PRO EDU'S _____
OTHER _____

ROAD MASTER _____
BCO, ACCESSIBILITY _____
OCCUPANCY GROUP _____
CONSTRUCTION TYPE _____
OTHER _____

Chapter 184. Zoning

Article IX. Supplemental Regulations

§ 184-72. Home occupations.

A. Permitted and prohibited home occupation uses.

- (1) The following home occupations are permitted in any district, subject to the requirements in § **184-72B** and all other applicable requirements of this chapter:
 - (a) The professional office or studio of a teacher, artist, accountant, architect, landscape architect, minister, musician, engineer or practitioner of a similar character.
 - (b) Custom dressmaking, millinery, tailoring, sewing of fabric for custom apparel and custom home furnishing.
 - (c) (Reserved)^[1]
[1] Editor's Note: Former Subsection A(1)(c), listing foster family care, was repealed 6-16-2015 by Ord. No. 360.
 - (d) A family day-care home, as defined in this chapter, in compliance with the standards of § **184-72D(3)** below.
 - (e) (Reserved)^[2]
[2] Editor's Note: Former Subsection A(1)(e), listing home cooking and catering, was repealed 6-16-2015 by Ord. No. 360.
 - (f) Any office in which chattels or goods, wares or merchandise are not commercially created, exchanged, or sold on site. No outdoor storage is permitted as part of this use.
[Amended 6-2-1998 by Ord. No. 196; 6-16-2015 by Ord. No. 360]
 - (g) Tutoring, limited to not more than two students at one time; tutoring of more than two students shall be considered a special exception, in accordance with § **184-72C** below.
 - (h) A fine arts studio in which only individual works of art are created.
 - (i) (Reserved)^[3]
[3] Editor's Note: Former Subsection A(1)(i), listing home crafts, was repealed 6-16-2015 by Ord. No. 360.
 - (j) A barbershop and beauty parlor, limited to not more than two clients at one time. More than two clients shall be considered a special exception, in accordance with § **184-72C** below.^[4]
[4] Editor's Note: Former Subsection A(1)(k), pertaining to other comparable uses, was repealed 6-2-1998 by Ord. No. 196.
 - (k) The professions of lawyer, doctor, and dentist.
[Added 6-16-2015 by Ord. No. 360]
- (2) Home occupations shall not include commercial businesses, hospitals, clinics, animal hospitals, restaurants or cafes, hotels, boardinghouses or any similar use.
- (3) Activities which qualify as no-impact home-based business as defined in Article II, § **184-10**, shall not be subject to the provisions of this section.
[Added 6-16-2015 by Ord. No. 360]

B. Home occupation regulations.

- (1) The office, studio or rooms used shall be located in the dwelling in which the practitioner resides, or in a building accessory thereto.
- (2) The exterior appearance of the dwelling must be maintained as a residence. No home occupation activities shall be visible from a public street or from any neighboring property. No goods shall be publicly displayed on the premises.
- (3) No more than two outside employees, assistants, helpers, subcontractors, etc., shall be permitted, unless authorized as a special exception by the Zoning Hearing Board, considering the size of the lot and the impacts upon nearby properties.
[Amended 6-2-1998 by Ord. No. 196]
- (4) Vehicular access improvements shall be provided by the practitioner when a use generates more traffic than would normally be expected for a residence, as determined by the Board of Supervisors with the advice of the Township Engineer.
- (5) When more than two outside employees are permitted by the Zoning Hearing Board and/or when customers, patients, clients, etc., will come to the property, the home occupation proposal and use shall comply with the applicable requirements of Chapter **155**, Subdivision and Land Development.
- (6) When more than two outside employees are permitted by the Zoning Hearing Board, one additional off-street parking space shall be provided for each employee, outside of the front yard area of the property.
- (7) When customers, patients, clients, etc., will come to the property, one additional off-street parking space shall be provided for each 300 square feet of gross floor area devoted to the home occupation.
- (8) One sign meeting the requirements for nameplates and identification signs of § **184-92A** herein shall be permitted for any home occupation.

(9) (Reserved)^[5]

[5] Editor's Note: Former Subsection B(9), regarding annually renewable permits for home occupations, was repealed 12-20-2011 by Ord. No. 328.

- (10) All home occupations in the Lewis Road Conditional Use Overlay District shall comply with the requirements of Article **XXXII** and § **184-72**.

[Added 8-16-2011 by Ord. No. 325]

C. Special exception home occupations. The following home occupations shall be permitted only as special exceptions subject to the requirements of Subsection **D** below:

(1) (Reserved)^[6]

[6] Editor's Note: Former Subsection C(1), listing the professions of lawyer, doctor and dentist, was repealed 6-16-2015 by Ord. No. 360.

- (2) A barbershop and beauty parlor serving more than two clients at one time.
- (3) Tutoring of more than two students at one time.
- (4) Group day-care homes, as defined in this chapter.
- (5) Adult day-care homes, as defined in this chapter.
- (6) Such other home occupations that the applicant proves to the satisfaction of the Zoning Hearing Board would meet the provisions of this § **184-72** and would be comparable in terms of scale and impact to permitted home occupations.
[Added 6-2-1998 by Ord. No. 196]

D. Standards for special exceptions. All special exception home occupations shall be granted or denied by the Zoning Hearing Board in accordance with § **184-43** herein and the following standards:

- (1) All special exception home occupations must comply with the standards of § **184-72B** herein, except as specified below.
- (2) For uses in Subsection **C(1)** through **(3)** above, a minimum of one off-street parking space shall be provided per 200 square feet of gross floor area of the office plus one off-street parking space per employee. Such parking shall not be located within the required front yard area.
- (3) Family day-care homes and group day-care homes shall comply with the following standards:

- (a) The owner must be registered with the Pennsylvania Department of Public Welfare (DPW) and must demonstrate compliance with all DPW regulations for such homes.
 - (b) The requisite outdoor play area shall be surrounded by a safety fence or natural barrier impenetrable by children or small animals.
 - (c) Outdoor play shall be limited to the hours between 8:00 a.m. and 7:00 p.m.
 - (d) One additional off-street parking space shall be provided per nonresident employee and one safe passenger unloading space measuring at least 10 by 20 feet shall be provided.
- (4) Adult day-care homes.
- (a) Adult day-care homes shall meet the applicable standards of the Department of Aging and all other state and Township ordinances.
 - (b) One additional off-street parking space shall be provided per nonresident employee and one safe passenger unloading space measuring at least 10 by 20 feet shall be provided.