

## **LEGAL NOTICE**

NOTICE is hereby given that the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, will consider for adoption at a Public Hearing to be held at 7:00 p.m. on the 27<sup>th</sup> day of February, 2018, at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, an Ordinance amending the Hanover Township Zoning Ordinance, Chapter 185, Zoning, by amending Zoning, Article VI, Section 185-25 Regulations Applicable to all Residential Districts; subsection F. Home Occupations. In the event that the Board of Supervisors do not consider for adoption the Ordinance described hereinafter at the Public Hearing, the Board of Supervisors will consider the Ordinance for adoption at a regular meeting of the Board of Supervisors to be held on the 13<sup>th</sup> day of March, 2018, at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania.

Copies of the proposed Ordinance are available for review at the Hanover Township Municipal Building located at 3630 Jacksonville Road, Bethlehem, Pennsylvania during normal business hours.

The following is the proposed Amendment to the Hanover Township Zoning Ordinance:

**ORDINANCE NO. 18 - \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA AMENDING THE "HANOVER TOWNSHIP ZONING ORDINANCE" CHAPTER 185, ZONING, OF THE CODE OF ORDINANCES, BY AMENDING CHAPTER 185, ZONING, ARTICLE VI, SECTION 185-25 REGULATIONS APPLICABLE TO ALL RESIDENTIAL DISTRICTS; SUBSECTION F HOME OCCUPATIONS AND REPEALING ALL ORDINANCES INCONSISTENT THEREWITH**

*NOW, THEREFORE*, be it ordained and enacted, by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania as follows:

The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the "Second Class Township Code" of Pennsylvania and the authority and procedures of the "Pennsylvania Municipalities Planning Code", as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendment to the text of the Hanover Township Zoning Ordinance.

*WHEREAS*, the Board of Supervisors of Hanover Township desires to amend its Zoning Ordinance by amending Chapter 185, Zoning, Article VI, Section 185-25 Regulations applicable to all residential districts; Subsection F. Home Occupations.

*NOW, THEREFORE*, be it enacted and ordained by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

**SECTION 1:** The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the "Second Class Township Code" and the "Pennsylvania Municipalities Planning Code", as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby ordain and enact the following amendment to the text of the Hanover Township Zoning Ordinance, as amended.

**SECTION 2:** Chapter 185, Zoning Article VI, Section 185-25 Regulations applicable to all residential districts by amending in its entirety Subsection F. Home Occupations of the Code of Ordinances to read as follows:

“F. Home occupations.

(1) Size limit. A home occupation shall not occupy more than 25% of the total floor area of a dwelling unit or 500 square feet of the unit, whichever is less.

(2) Personnel limit. Not more than one person shall be employed in a home occupation who is not an occupant of the dwelling unit nor a member of the occupying family.

(3) General use restrictions.

(a) A home occupation is one that is incidental to the residential use of the premises. The occupant of the residence where the home occupation is to be located shall be the same as the operator of the approved home occupation for that residence. A home occupation shall be one of the following:

[1] NO-IMPACT HOME OCCUPATION – A business 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.

[2] MODERATE-IMPACT HOME-BASED BUSINESS – A business having no more than one employee. A business activity conducted as an accessory use which is clearly secondary to the use as a residential dwelling having no more than one employee and which involves 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.

[i] Parking – A minimum of two-off-street parking spaces in addition to those required for the residential unit, shall be required for all home occupation uses which will be visited by customers or clientele. No on-street parking will be permitted to support a home occupation.

(b) A home occupation shall be carried on in the principal structure only; accessory buildings designed or intended to be used for the home occupation shall not be permitted.

- (c) Garages shall not be permitted to be used for a home occupation.
- (4) Use restrictions. In connection with the operation of a home occupation, it shall not be permitted to:
  - (a) Sell articles produced elsewhere than on the premises.
  - (b) Have exterior displays of goods visible from the outside.
  - (c) Store materials, articles, or products outside or on top of any structure on the lot.
  - (d) have any visible evidence of a home occupation use when viewed from the building exterior, except for sign as regulated in §185-25F(5).
- (5) Regulation of signs for home occupations.
  - (a) Only one sign per dwelling unit shall be permitted for a home occupation use.
  - (b) Said sign shall be attached flush on the dwelling unit structure below the roof line.
  - (c) Said sign shall not exceed two square feet in total area.
- (6) Examples of home occupations. Home occupations include:
  - (a) No-impact Home Occupation
    - [1] Artistic endeavors carried on in a studio or similar area.
    - [2] Handicrafts, such as dressmaking, sewing and the like.
    - [3] Consulting or service oriented activities where all services are provided off-site and home use is limited to administration of the business.
  - (b) Moderate Impact Home-Based Business
    - [1] Professional practices, such as law, medicine, architecture, and engineering.
    - [2] Beautician and barber.
- (7) Examples of non-home occupations. Home occupations do not include:

- (a) Veterinary practice.
- (b) The raising of animals, pets, horses, etc., for commercial purposes.
- (c) Any occupation or business that requires the use of a panel truck or a delivery truck or similar vehicle.
- (d) Motor vehicle repair.
- (e) Day-care center.

(8) A home occupation is not transferable to new occupant/owner of the premises.”

**SECTION 3: SEVERABILITY.** If a court of competent jurisdiction declares any provisions of this Amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provisions of this Zoning Amendment shall continue to be separately and fully effective.

**SECTION 4: REPEALER.** All ordinances and resolutions or parts thereof inconsistent herewith are hereby repealed.

**SECTION 5: ENACTMENT.** This Amendment shall be effective five (5) days after the date of passage.

James L. Broughal, Solicitor  
Hanover Township  
Northampton County  
38 West Market Street  
Bethlehem, PA 18018