

## FAQS RE: REVISED HOME OCCUPATION ZONING DEFINITION

1. *I am a remote employee of XYZ corporation and work from home. Am I classified as home occupation under the home occupation definition?*

**Answer: No.**

2. *Do home occupation businesses need to comply with the Township's nuisance ordinance.*

**Answer: Yes.**

3. *If so, who handles any nuisance complaints relating to the home business?*

**Answer: The initial home occupation application is handled by our Zoning Officer and Zoning Administrator since home occupation is under the Township Zoning's ordinance.**

**Once the home occupation is up and running, then any nuisance complaints are handled by the Township's Code Enforcement Officer (non-zoning) which at this time is the Township Manager.**

4. *How does the Township plan on monitoring home occupation business operations?*

**Answer: Under the proposed home occupation revision, the Township will require an application for Home Occupation Permit. The permit will ask for general information about the nature and scope of the home occupation. The township will not actively monitor home occupations after the application has been granted, but will respond to complaints.**

5. *What if a home occupation is inconsistent with the present use within the zone? In other words, the zone is residential and a commercial structure is built under the home occupation ordinance.*

**Answer: Under the proposed revised home occupation definition, the business activity shall be compatible with the uses primarily allowed in the zoning district in which it is located.**

6. *The home occupation might not create a nuisance, but how will the Township control any high consumption of the business on common resources? E.G. electricity, water, etc.*

**Answer: The proposed draft limits sewage discharge and solid waste. It also states the business shall not be detrimental to the health and welfare of the citizens of the Township. However, it does not limit water, electric, gas, etc. use as those are not Township utilities or under the control of the Township but governed and regulated by other governmental agencies. E.G. Public Utilities Commission, Department of Natural Resources, Centre County Conservation, etc.**

7. *The present and proposed revised home occupation is within the general regulations of the Zoning Ordinance. Does this mean, this definition is applicable to all Township zoning districts?*

**ANSWER: The home occupation definition generally only applies to a residential zoning districts (e.g., R-1, RPD, and VZD) and its accessory buildings. Commercial activities in other areas, such as the agricultural and light industrial zones will be restricted to the uses permitted in those areas**

8. *I already own and operate a home business. Does this mean I will now have to apply for a home occupation permit, repurpose my home occupation within the new 500 s.f. limitation, uses, etc.?*

***Your existing business will be grandfathered and permitted without the need to make application. Any expansions from the date of ordinance passage will be regulated under the new regulations. Residents are encouraged to register their existing home occupation so that it is documented, especially if it exceeds the area or is otherwise does not conform to the new definition.***