

84-19.1 HOME OCCUPATIONS

- A. Home occupations shall be permitted in any zone that allows single-family dwellings as a permitted use if the following standards and criteria are met:
1. There shall be no external evidence of the use other than a small nameplate attached to the mailbox and no larger than one square foot indicating only the name and occupation of the resident.
 2. No more than one person other than residents of the dwelling or members of the immediate family shall be employed.
 3. No more than 25% of the floor area of the dwelling shall be devoted to the conduct of a home occupation.
 4. A home occupation shall not be permitted to be conducted in any accessory structure.
 5. The use shall not create any additional environmental impact other than those impacts normally resulting from residential use.
 6. The use shall not cause an increase in the use of water, sewage, garbage, public safety, or any other municipal services beyond that which is normal for the residences in the neighborhood.
 7. The use shall not require internal or external alterations or construction features which are not customary to a dwelling or which change the fire rating of the structure.
 8. There shall be no use of materials or equipment except that of similar power and type normally used in a residential dwelling for domestic or household purposes.
 9. There shall be no storage of materials or equipment outside an enclosed building.
 10. The conduct of any home occupation, including but not limited to the storage of goods or equipment, shall not reduce or render unusable the garage required for parking for the dwelling unit.
 11. The use shall not create greater vehicular or pedestrian traffic than that which is normal for the residences in the neighborhood.
 12. Two off-street parking spaces shall be required for the home occupation in addition to the spaces required for the dwelling, plus one additional space for each employee, assistant, associate, or contractor of the home occupation.
 13. Parking required for a home occupation shall be provided off the street and on the lot other than in a required front yard.
 14. The home occupation shall not involve the routine use of commercial vehicles for delivery of materials to or from the premises, and commercial vehicles shall not be parked on the premises.
 15. There shall be no regular display of merchandise available for sale on the premises; however, merchandise may be stored on the premises for offsite delivery only.
- B. The following uses shall not be considered to be home occupations and shall be limited to the district in which they are specifically authorized as permitted uses or conditional uses:
- | | |
|---|---|
| 1. Animal hospital, veterinary office or kennel | 7. Day care |
| 2. Auto body repair shop | 8. Group care facility |
| 3. Bed and breakfast | 9. Mortuary |
| 4. Boarding home | 10. Private club |
| 5. Boarding stable | 11. Restaurant or tearoom |
| 6. Clinic, hospital, or nursing home | 12. Vehicle or equipment rental, repair, or sales |

TOWNSHIP OF PINE
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BUSINESS AND COMMERCIAL OCCUPANCY PERMIT APPLICATION

Any permit issued pursuant to the approval of this application may be revoked if the issuance of the permit was based upon incomplete or inaccurate information, or if it violates any Township of Pine ordinance, Pennsylvania statute, United States law or Court precedent.

APPLICANT INFORMATION

Applicant Name: _____ Telephone: _____

Address: _____

PROPERTY INFORMATION

Property Address: _____

COMMERCIAL USE SUMMARY

Pine Business Name: _____

Mailing Address: _____

Business Contact: _____ Telephone: _____

START DATE: _____ FEIN #: _____

Specify Operation: _____

Hazardous materials at site: _____

New structure? _____ If an existing structure, have there been any structural changes? _____

Business website for a Township homepage business directory link: _____

Fees:	Occupancy Permit (required for all businesses)	\$50.00
	Business Privilege Permit (required for all service providers)	\$ 3.00
	Mercantile License (required for all retail or wholesale vendors)	\$ 3.00

Check payable to the Township of Pine _____ **TOTAL**

The applicant certifies that the above information is complete and true and correct to the best of the applicant's knowledge and belief.

The applicant agrees to comply with the provisions of the Township of Pine's Ordinances, Codes and Regulations, and all other applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in this application.

A separate application is required for each business. Licenses are not transferable to other locations within the Township of Pine.

Signature of Applicant: _____ Date: _____

This form must be completed and returned with the Application for Commercial Registration if the business address is in a residentially zoned location.

In order for the Township of Pine to determine that a proposed home business complies with the Township Zoning Ordinance, all applicants are required to complete the following questionnaire.

At the location of the proposed home occupation:

- | | | |
|--|-----|----|
| 1. Will there be external evidence of the use? | YES | NO |
| 2. Will there be more than one person employed other than residents of the dwelling or members of the immediate family? | YES | NO |
| 3. Will more than 25% of the floor area of the dwelling be devoted to the conduct of the home occupation? | YES | NO |
| 4. Will any of the use be conducted in an accessory structure? | YES | NO |
| 5. Will the use create any additional environmental impact other than those impacts normally resulting from residential use? | YES | NO |
| 6. Will the use cause an increase in the use of water, sewage, garbage, public safety or any other municipal services beyond that which is normal for the residences in the neighborhood? | YES | NO |
| 7. Will the use require internal or external alterations or construction features which are not customary to a dwelling or which change the fire rating of the structure? | YES | NO |
| 8. Will materials or equipment, except that of similar power and type normally used in a residential dwelling for domestic or household purposes, be used for the business? | YES | NO |
| 9. Will there be storage of materials or equipment outside of an enclosed building? | YES | NO |
| 10. Will the conduct of the use, including but not limited to the storage of goods or equipment, reduce or render unusable the garage required for the dwelling unit? | YES | NO |
| 11. Will the use create greater vehicular or pedestrian traffic than that which is normal for the residences in the neighborhood? | YES | NO |
| 12. Will two off-street parking spaces be provided for the home occupation in addition to the spaces required for the dwelling; plus one additional space for each employee, assistant, associate, or contractor of the home occupation? | YES | NO |
| 13. Will parking for the use be provided off the street and on the lot other than in a front yard? | YES | NO |
| 14. Will there be routine deliveries by commercial vehicles to or from the premises, and will commercial vehicles be parked on the premises? | YES | NO |
| 15. Will there be a regular display of merchandise available for sale on the premises? | YES | NO |

Signature of Applicant: _____ Date: _____

Address: _____ Phone: _____