

ELIZABETH TWP.

HOME BUSINESS APPLICATION

PERMIT #: _____

APPLICATION DATE: _____

FEE PAID: _____

Applicant's Name: _____ Telephone No. _____

Address: _____

Owner's Name: _____ Telephone No. _____

Address: _____

Address of Property: _____ Zone: _____
(Zoning Officer)

Description of the Home Occupation: _____

Business will occupy _____ square feet and be located _____

Date of Zoning Hearing Board Approval: _____ Date of Start-Up: _____

PROVIDE TWO (2) SETS OF PLANS WHICH CLEARLY SHOW...

1. The dimensions and shape of the lot where the home business will be located.
2. The location and dimensions of where the home business will be located within the home.

INCLUDE A WRITTEN STATEMENT WHICH IDENTIFIES HOW THE HOME BUSINESS COMPLIES WITH EACH APPLICABLE SECTION OF THE ELIZABETH TOWNSHIP ZONING ORDINANCE. THESE REQUIREMENTS ARE PROVIDED ON THE REVERSE SIDE OF THIS APPLICATION. APPLICATIONS WHICH ARE INCOMPLETE AND DO NOT ADEQUATELY ADDRESS THE REQUIREMENTS WILL BE DENIED AND RETURNED TO THE APPLICANT.

Date

Applicant's Signature

FOR ZONING OFFICER'S USE ONLY

This application is: Approved () Denied ()

Date

Zoning Officer's Signature

Comments: _____

Tax Map Number: _____

County Account Number: _____

ELIZABETH TOWNSHIP HOME BUSINESS REQUIREMENTS

A home business is required to conform to the criteria in Section 433 of the Zoning Ordinance, as well as, the definition for a home business stated in Section 113.C. of the Zoning Ordinance. The definition appears below:

HOME BUSINESS - An occupation, profession, activity or use conducted within a single-family detached dwelling unit or existing accessory building by the residents thereof and not more than two non-resident employees. Home business uses are intended to be of a service nature and may involve the incidental purchase and/or sale of goods on the premises. The use shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and the exterior appearance of the structure and premises shall remain residential in character. There shall be no external evidence of the home business except a permitted sign and the use shall cause no offensive noise, vibration, smoke, dust, odor, heat or glare. Since the use may be of such nature that may require regular visits by customers and/or deliveries, adequate off-street parking space shall be required in addition to the spaces required for the residential use.

Section 433.B. of the Elizabeth Township Zoning Ordinance contains the requirements for a home business. Those requirements are listed below...

SECTION 433. HOME BUSINESSES

It is the intent of this Section to establish regulations which will permit home occupations and home businesses in a manner which will preserve the peace, quiet, and tranquillity of residential neighborhoods and to ensure the compatibility of such uses with other uses permitted within the same zoning district.

B. Requirements for Home Businesses: Home businesses shall be subject to the following requirements:

- 1. A home business shall limit any external evidence of an occupation to one (1) non-illuminated sign, not exceeding two (2) square feet in sign area, subject to the sign regulations of Article 3. No displays or change in the building facade, including the dwelling and all accessory buildings, shall indicate from the exterior that the dwelling is being utilized for purposes other than a dwelling.*
- 2. The person primarily responsible for the home business shall be a full-time resident of the premises.*
- 3. No more than twenty-five (25) percent of the habitable floor area of the dwelling unit, excluding unimproved attics, and unimproved basements, of the dwelling may be used for the practice of a home business.*
- 4. Storage of materials, products, or machinery used for the home business shall be wholly enclosed by the dwelling, within the maximum floor area previously defined, and shall not be visible from any adjacent lot or street*
- 5. The requirement for additional parking facilities shall be determined by the Zoning Hearing Board.*
- 6. Deliveries shall not restrict traffic circulation.*
- 7. Traffic generated by the home business shall not exceed volumes than would normally be expected in a residential neighborhood.*
- 8. The home business may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.*
- 9. Home businesses utilizing, or proposing to utilize, explosive, highly flammable or hazardous materials shall require proof of fire department notification and compliance with applicable building codes prior to using such materials.*
- 10. The disposal of all materials, fluids, and gases shall be in a manner that complies with all regulations of the Township and all other applicable government codes.*
- 11. Sales of goods on the premises shall be limited to goods made on the premises and goods which are incidental to services performed on the premises.*
- 12. The Zoning Hearing Board shall approve the permitted hours of operation.*
- 13. Home businesses shall be conducted only in single family detached dwellings or existing accessory buildings.*
- 14. The home business may employ up to two (2) non-resident employees.*
- 15. Storage of materials, products or machinery used may also be wholly enclosed in an existing accessory building.*