

New Garden Township  
299 Starr Road, Landenberg, PA 19350  
Application for a Home Occupation Certificate

Owner: \_\_\_\_\_ Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone No.: \_\_\_\_\_

Applicant seeking this Certificate must be the permanent resident of the above address and abide by Article XVII, Section 200-124. attached.

Single Family Home?  Yes  No Tax Parcel No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Nature of Occupation: \_\_\_\_\_

Type of Home Occupation:  Minor  Major / No. of Employees \_\_\_\_\_

Area used \_\_\_\_\_ Sq Ft / Total floor area of home \_\_\_\_\_ Sq Ft

No. of available off street parking spaces including garage(s) \_\_\_\_\_

Will there be retail sales at this location from the occupation?  Y  N

Are hazardous or flammable materials to be used and/or stored at this location?  Yes  No If so, where? \_\_\_\_\_

Are any special permits or licenses required for what you do?  Y  N  
If so, attach a copy of current permit or license.

Provide proof of liability insurance and workmen's compensation insurance if you have employees.

DO NOT WRITE BELOW THIS LINE

---

By the signature below, this application becomes the certificate which authorizes the conduct of the Home Occupation as described above.

By \_\_\_\_\_, Zoning Officer Date \_\_\_\_/\_\_\_\_/\_\_\_\_

- C. A maximum of three guest rooms or 1,000 square feet of floor area, whichever is less, shall be devoted to the guest house use, not including kitchen or eating facilities. No more than two adults may occupy one guest room.
- D. If the guest house/bed-and-breakfast use does contain a restaurant-type facility, it shall not be open to the general public.
- E. Exterior and interior alterations shall be limited to those customarily associated with residential use.
- F. Adequate parking shall be provided in accordance with § 200-109 of this chapter.
- G. Signs associated with the guest house shall be in accordance with § 200-112 of this chapter.
- H. No guest individual or family may stay longer than seven nights at one time.
- I. Any amenities, including but not limited to swimming pools and tennis courts, shall be solely for the use of the resident owner and occupants of the guest house facility.
- J. There shall be provided one full bathroom (one toilet, wash basin, bath or shower) for each guest room.
- K. Area and bulk standards shall be those that apply to single-family detached dwellings within the applicable zoning district.
- L. The applicant must furnish written approval from the Chester County Health Department concerning the adequacy of the on-site sewage disposal system to serve the increased demand resulting from the guest facility.

**§ 200-124. Home occupations.**

- A. Minor home occupation.
  - (1) Standards. All minor home occupations in Subsection A(2) below shall meet the following standards:
    - (a) No multifamily dwelling may contain a home occupation.
    - (b) The practice of an occupation shall be permitted provided that the principal practitioner is a resident of the dwelling unit.
    - (c) Minor home occupations shall not employ more than one person which is not the owner or occupant of the principal dwelling.
    - (d) The area used for the practice of a home occupation shall be within the dwelling unit and shall occupy no more than 25% of the total floor area of the dwelling unit or 500 square feet, whichever is less.
    - (e) Permitted home occupations shall be clearly incidental and secondary to the residential use.

- (f) The exterior appearance of the structure or premises must be maintained as a residential dwelling. No home occupation activities shall be visible from a public street or from any neighboring property.
  - (g) All storage of materials or products shall be within structures and no storage of materials or products shall be permitted outside.
  - (h) No goods shall be publicly displayed on the premises, and no retail sales shall be permitted.
  - (i) Delivery of materials or supplies associated with the home occupation shall be made no more than once per week and, if applicable, shall comply with standards established under § 200-107 of this chapter.
  - (j) The only sign permitted for a home occupation shall be that which complies with § 200-112 of this chapter.
  - (k) No offensive or disturbing noise, smoke, odor, glare, or other objectionable effects, shall be noticeable at or beyond the lot lines, and shall not produce, store, or use any hazardous or toxic materials.
  - (l) Required parking shall comply with the standards established in §§ 200-108 and 200-109 of this chapter.
- (2) Permitted minor home occupations. The following are permitted minor home occupations provided they meet the standards established in Subsection A(1) above:
- (a) Dressmaking, sewing, tailoring;
  - (b) Painting, sculpturing, writing;
  - (c) Telephone answering, typing, bookkeeping;
  - (d) Home crafts, such as model making, rug weaving, jewelry making, cabinetmaking;
  - (e) Home cooking and catering, provided all food is catered off-premises;
  - (f) Computer programming that involves services to outside clients;
  - (g) Tutoring, limited to two students at one time; tutoring of more than two students shall be considered a conditional use;
  - (h) Beautician services by appointment only, limited to two clients at one time; more than two clients shall be considered a conditional use; and
  - (i) Minor home occupations found by the Board of Supervisors to be substantially similar in scale and impact on the community to those outlined in this section.

B. Major home occupation.

- (1) Standards. All major home occupations in Subsection B(2) below shall meet the following standards:
    - (a) No more than two persons not residing in such dwelling unit shall be employed at any given time by the practitioner of the occupation.
    - (b) Major home occupations may have outdoor storage which shall be screened from view by any means and from all sides.
    - (c) All major home occupations shall first meet the conditions set forth in Subsection A(1) of this section.
    - (d) Required parking shall comply with the standards established in §§ 200-108 and 200-109 of this chapter.
    - (e) The public display of goods and retail sales shall be permitted for major home occupations.
  - (2) Permitted major home occupation. The following are permitted major home occupations provided they meet the standards established in Subsection B(1) above:
    - (a) Guest houses/bed-and-breakfast in accordance with § 200-120 of this article;
    - (b) Professions of architect, planner, lawyer, engineer, financial consultant, insurance agent, accountant, doctor, and dentist;
    - (c) Family day-care home and group day-care home in accordance with the provisions of § 200-121 of this article; and
    - (d) Major home occupations found by the Board of Supervisors to be substantially similar in scale and impact on the community to those outlined in this section.
- C. The Board of Supervisors may require a larger minimum lot size in those cases where the proposed home occupation uses are likely to create demonstrable noise, traffic, or other problems directly related to the public health and welfare.

### § 200-125. Junkyards.

#### A. Setback.

- (1) Where a junkyard is located on a property that is adjacent to a residential district or use, there shall be a setback from the district boundary or lot line of at least 100 feet screened in accordance with § 200-100 of this chapter.
- (2) A junkyard located on a property adjacent to a nonresidential use or district shall be set back a minimum of 50 feet from lot line.
- (3) Junkyards shall be set back a minimum of 100 feet from floodplain and wetland areas.