

*Township of Mahoning, PA  
Monday, June 28, 2021*

## Chapter 250. Zoning

### Article IV. Supplementary Use Regulations

#### § 250-40. Home occupations.

Where not prohibited by deed restrictions or other covenants or agreements restricting the use of land, no-impact home-based businesses and other home occupations may be permitted in accordance with the following requirements.

- A. No-impact home-based businesses. No-impact home-based businesses meeting the following criteria may be permitted in the RR, MR, HR and A/F Zoning Districts.
- (1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
  - (2) The business activity shall be conducted entirely within the owner's dwelling and may occupy no more than 25% of the habitable floor area of the residence, not to exceed a total of 400 square feet.
  - (3) The business shall employ no employees other than family members residing in the dwelling.
  - (4) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
  - (5) There shall be no outside appearance of a business use, including but not limited to parking, signs or lighting.
  - (6) The business activity shall 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.
  - (7) The business activity shall not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
  - (8) The business shall not involve any customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises in excess of that normally associated with a residential use.
  - (9) The business shall not involve any illegal activity.

B. Home occupations. Home occupations meeting the following criteria may be located within the RR, MR, HR, C-O, A/F and R/OS Districts.

- (1) The home occupation shall be clearly secondary to the principal residential nature or use of the dwelling where it is to be located.
- (2) In the MR and HR Districts, the area devoted to the permitted home occupation shall be located entirely within the owner's residence; no detached, accessory structure(s) may be used. In the RR, C-O, A/F and R/OS Districts, the area devoted to the permitted occupation may be located within the owner's dwelling or a single building accessory thereto. (Any such accessory building located in an RR zone shall not contain more than 1/2 the gross floor area of its principal building, nor shall any such accessory building located in a C-O, A/F or R/OS District exceed the size of its principal building.)
- (3) A home occupation shall occupy no more than 25% of the gross floor area of the dwelling, and in the MR and HR Districts shall not exceed a total of 400 square feet. (No maximum gross floor area standards shall be applied for family day-care homes or for accessory group day-care homes.)
- (4) In the MR and HR Districts, persons engaged in the home occupation shall be limited to the members of the household of the operator residing on the premises; there shall be no nonoccupant employees. In all other zones, one nonoccupant employee may be engaged in the home occupation.
- (5) The home occupation shall not in any way alter the residential character of the neighborhood where it is to be located, nor shall it in any way adversely affect the safe and comfortable enjoyment of individual property rights in that neighborhood.
- (6) The home occupation shall not create any adverse impact on existing vehicular traffic or pedestrian circulation patterns in the neighborhood. In the MR and HR Districts, no home occupation shall be permitted where manufactured products or materials are delivered to or distributed from the residence.
- (7) No offensive or objectionable noise, vibration, smoke, dust, odor, heat or glare shall be produced or detected at or beyond the property line of the lot containing the home occupation.
- (8) There shall be no exterior display or sign advertising the home occupation, except as may be permitted in Article VII, and no outside or unenclosed storage of materials associated with the activity on the premises.
- (9) The majority of all goods or products sold on the premises shall be produced on the premises.
- (10) Home occupations may be permitted as follows, subject to the limitations set forth above:
  - (a) MR District.
    - [1] Home offices for service-oriented professionals requiring only limited access or office visits by clients, including facilities for real estate or insurance agents, engineers, architects, accountants, clerical or computer personnel, telemarketers, seamstresses, fine artists, tutors, musicians

giving lessons, or other similar activities which do not meet the criteria for a no-impact home-based business.

[2] Single-operator barber or beauty shops.

[3] Family day-care homes.

(b) HR District.

[1] All those occupations permitted in the MR District; and

[2] Custom baking and catering operations; or

[3] Artists' studios.

(c) RR, C-O, A/F and R/OS Districts.

[1] All those occupations permitted in the MR and HR Districts; and

[2] Custom woodworking, furniture or carpentry shops; or

[3] Small appliance or small equipment repair facilities.

(11) Requests for other home occupations not specified above may be submitted to the Township Supervisors for conditional use consideration in accordance with the procedures established in § **250-80** of this chapter. Upon finding of the Supervisors that such use complies with the criteria and intent of this section, other applicable codes and ordinances in effect in the Township, and that the proposed use would not be detrimental to the health, safety and welfare of the residents of the neighborhood where it is to be located, such use may be approved.

Application for  
**HOME OCCUPATION PERMIT**

Mahoning Township, Montour County, PA

*(Parts I. & II. must be completed by all applicants for Home Occupation permits.)*

**I. APPLICANT DATA**

Name \_\_\_\_\_ ; Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_

Signature of applicant \_\_\_\_\_ ; Date \_\_\_\_\_

**II. HOME OCCUPATION DATA**

Name of operator \_\_\_\_\_

Type of occupation \_\_\_\_\_

Describe the work to be performed \_\_\_\_\_

Percentage of dwelling or structure to be used for occupation \_\_\_\_\_

Gross floor area of dwelling or structure to be used for occupation \_\_\_\_\_

Number of employees: Occupants \_\_\_\_\_ ; Non-occupants \_\_\_\_\_

Number of off-street parking spaces to be provided \_\_\_\_\_

Name of home occupation, if applicable \_\_\_\_\_

The owner is obligated to contact the Township Tax Collector

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*(To be completed by the Zoning Officer)*

**III. DISPOSITION**

Date approved \_\_\_\_\_ ; Date disapproved \_\_\_\_\_

Reason for disapproval \_\_\_\_\_

Signature of Zoning Officer \_\_\_\_\_

Permit # \_\_\_\_\_