

# NEWTOWN TOWNSHIP

**\$80.00 FEE**

**H-1 Home Occupation/Accessory Office or H-2 No Impact Home Based Business**  
**Newtown Township Zoning Ordinance, Section 803.**  
**APPLICATIONS**

Please complete the following as it relates to your home occupation or accessory office. Include this paper with your permit application. Once submitted to the Zoning & Codes Dept. you will be responsible for setting up an inspection by the Newtown Township Fire Department.

**Please call 215-968-2800 ext. 255.**

You will be notified if and when your Home occupation , Accessory office or No Impact home based business application is approved.

**H-1: HOME OCCUPATION OR ACCESSORY OFFICE**

**Pages 1-2**

1. The Home Occupation or Accessory Office shall not constitute a possible nuisance to neighbors because of noise levels, odors, significantly increased traffic, extra lights and or night activity, the production or storage of hazardous products and by-products, or the keeping of dangerous animals.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

2. The Home Occupation or Accessory Office shall be accessory to a residence and carried on wholly indoors and within a dwelling or other structure accessory thereto.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

3. There shall be no use of show windows, display or advertising visible outside the premises, except as provided for signs in Article XL.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

4. There shall be no exterior storage of materials.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

5. No article shall be sold or offered for sale except such as may be produced, repaired, refinished, or assembled on the premises.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# NEWTOWN TOWNSHIP

## **H-1: HOME OCCUPATION OR ACCESSORY OFFICE**

Pages 1-2

6. Servicing by commercial vehicles for supplies and/or materials shall not be permitted at a frequency greater than twice a week.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

7. The Home Occupation or Accessory Office shall be carried on only by inhabitants of the principal dwelling and not more than one (1) additional employee.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

8. The total floor area of a premises devoted to any and all Home Occupations and/or Accessory Offices on that premises shall not be more than an amount equal to twenty-five (25) percent of the ground floor area of the principal residential structure, or four hundred (400) square feet, whichever is less.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

9. This use shall not include the following: veterinary practice; animal hospital; barber shop and/or beauty parlor; commercial stable and/or kennel; funeral parlor and/or undertaking establishment; tourist home; restaurant; rooming, boarding and/or lodging house; and medical, psychological and/or dental office, clinic and/or hospital.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

10. Parking: In no case shall more than two (2) additional off-street parking spaces be provided in addition to those required for normal residential use. Such parking shall be provided on the lot of the residence. All parking shall be screened in accordance with Section 1001.F.6 herein.

\_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# NEWTOWN TOWNSHIP

## **H-2: No Impact Home Based Business**

Pages 3 - 4

You will be notified if and when your Home occupation or Accessory office application is approved. This use is limited to a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer client or patient traffic whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

2. The business shall employ no employees other than family members residing in the dwelling.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

4. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

5. 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.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# NEWTOWN TOWNSHIP

- **H-2: No Impact Home Based Business**

Pages 3-4

6. 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.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

7. The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five (25%) per cent of the habitable floor area.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

8. The business shall not involve any illegal activity.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

9. The no-impact home-based business is not prohibited by a deed restriction, covenant or agreement restricting the use of land, master deed, bylaw or other document applicable to a common interest ownership community.

---

Signed: \_\_\_\_\_ Date: \_\_\_\_\_