

MANOR TOWNSHIP

950 WEST FAIRWAY DRIVE, LANCASTER, PA 17603
Phone 717-397-4769 – FAX 717-397-7913

NO-IMPACT HOME-BASED BUSINESS - 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.

Section 425-93 No-Impact Home-Based Business

- A. Within the (A) Agricultural; (R) Rural; (RL) Low Density Residential; (RM) Medium Density Residential; (RH) High Density Residential; (LC) Local Commercial; (CO) Commercial Office; (C) Conservation; (MRC) Mixed Residential/Commercial; (V) Village; (RL1) Low Density Residential Flex; (RM1) Medium Density Residential Flex; and (RH1) High Density Residential Flex Zones, no-impact home-based businesses are permitted subject to the following criteria:
- B. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- C. The business shall employ no employees other than family members residing in the dwelling.
- D. There shall be no display or sale of retail goods and no stockpiling or inventory of substantial nature.
- E. There shall be no outside appearance of a business use, including but not limited to parking, signs or lights.
- F. The business may not use any equipment or process that creates noise, vibration, glare, fumes, odors or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
- G. The business activity may not generate any solid waste or sewage discharge in volume or type, which is not normally associated with residential use in the neighborhood.
- H. The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five (25) percent of the habitable floor area or five hundred (500) square feet of gross floor area, whichever is less.
- I. The business may not involve any illegal activities.

By signing below, I agree to conduct my No-Impact Home-Based Business within the parameters set forth on this form and the Manor Township Zoning Ordinance. Any changes to the business will require a new application to Manor Township.

BUSINESS NAME: _____

BUSINESS DESCRIPTION: _____

ADDRESS: _____

OWNER NAME: _____ PHONE NUMBER: _____

SIGNATURE: _____ DATE: _____

OFFICE USE ONLY

ZONING DISTRICT: _____ APPROVED _____ NOT APPROVED _____

COMMENTS/NOTES: _____

ZONING OFFICER: _____ DATE: _____