

Date: _____

WEST BRANDYWINE TOWNSHIP
198 LAFAYETTE ROAD, WEST BRANDYWINE, PA 19320
(610) 380-8200
permit@wbrandywine.org

HOME OCCUPATION APPLICATION

1. _____ Minor Home Occupation
2. _____ Major Home Occupation

The Zoning Ordinance allows the operation of businesses from residences only after a review by the Zoning Officer to determine if the proposal satisfies the regulation established in §200-90 of the West Brandywine Township Code and regulated by the provisions set forth for each. All questions must be answered in full.

(Please Print)

APPLICANT INFORMATION:

Name: _____
Address: _____
City, State, Zip: _____
Telephone: _____ Cell/Other _____
E-Mail Address: _____

OWNER INFORMATION (if other than applicant):

Name: _____
Address: _____
Telephone: _____ Cell/Other _____
Email Address: _____

PROPERTY INFORMATION:

Site Address: _____

Tax Parcel #: 29- _____ Square Footage of Dwelling Unit: _____

PROPOSED USE:

☐ Minor Home Occupation ☐ Major Home Occupation

Nature of your business: _____

Business Name (if applicable) _____

Square Footage Devoted to Business Use: _____

Date: _____

QUESTIONS

NO. PER DAY

Will you have customers or clients visit your business?	<input type="checkbox"/>	No	If yes:	_____
Will you have non-family employees on-site?	<input type="checkbox"/>	No	If yes:	_____
Will you have non-family volunteers on-site?	<input type="checkbox"/>	No	If yes:	_____
Will you have independent contractors on-site?	<input type="checkbox"/>	No	If yes:	_____
Will you have deliveries made to you on-site?	<input type="checkbox"/>	No	If yes:	_____
How will deliveries be made?	<input type="checkbox"/>	No	If yes:	_____
Will you conduct direct sales of products or services on-site?	<input type="checkbox"/>	No	If yes:	_____
Will you erect a sign? (If yes, attach plan of sign)	<input type="checkbox"/>	No	If yes:	_____
Do you have a business vehicle(s)?	<input type="checkbox"/>	No	If yes:	_____
Does your vehicle(s) have a sign attached?	<input type="checkbox"/>	No	If yes:	_____
How will you advertise your business?	_____			
What are your hours & days of operation?	_____			
Does your business require a license or permit from any Federal, state, or county agency?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No _____

Please list all vehicles and equipment associated with your business:

<u>Vehicles</u>	<u>Number</u>	<u>Vehicular Weight</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

List any other businesses operated from the property:

Type of Residence: ☐ Single Family Detached ☐ Multi-Family Dwelling

This application must be accompanied by the following:

- ☐ Plot plan of property showing all structures
- ☐ Plan showing proposed sign location
- ☐ Floor plan of the building used for the business purpose, with business space clearly delineated.
- ☐ Copy of required permits or licenses from outside agencies.

Engineered plans are not required; however the plan must include sufficient detail so that the Township can determine if the requirements for the proposed use have been met.

Date: _____

Certification

I hereby certify that the owner of record authorizes the proposed use. Furthermore, I have been authorized by the owner to make this application, and I agree to conform to all applicable requirements related to the proposed use. This application has been examined by me and to my knowledge and belief is a true, correct and complete application.

By action of applying for a permit, the applicant grants permission for the Zoning Officer or such other Township Official, to inspect the property prior to the issuance of a permit and during the conduct of the proposed use.

Owner Signature: _____

Name (Print): _____

Date: _____

Applicant Signature: _____

Name (Print): _____

Date: _____

OFFICIAL USE ONLY

Classification of Use:

☐ Minor Home Occupation

☐ Major Home Occupation

☐ Prohibited

APPROVAL:

☐ YES

☐ NO

Comments:

Zoning Officer Signature _____ Date: _____

Permit No.: _____

Township of West Brandywine

Chapter 200. Zoning

Article XIV. General Standards § 200-90. Home occupation.

[Amended 8-3-2000 by Ord. No. 00-03]

A. The following provisions shall apply to all major and minor home occupations as defined in Article II:

[Amended 9-2-2004 by Ord. No. 04-03]

- (1) The exterior of the residence or accessory structure shall have an appearance which is essentially no different than if there were no home occupation conducted inside.
- (2) Where permitted, articles sold or offered for sale shall be produced on the premises, unless incidental to the principal service or use provided.

B. Additional standards for minor home occupations.

- (1) No more than one person not residing on the premises may be employed at a maximum of 40 hours per week.
- (2) A minor home occupation shall occupy no more than 25% of the total floor area of a dwelling unit, or 1,000 square feet of floor area, whichever is less.
- (3) There shall be no signs, advertising or otherwise, or other indication showing evidence of the existence or conduct of a minor home occupation.
- (4) No additional off-street parking area shall be provided to facilitate the conduct of the home occupation other than the off-street parking required or permitted for the particular residential use, nor shall the home occupation generate vehicular traffic such that there is a need for such additional parking.
- (5) No retail sales shall be permitted on the premises.
- (6) No business vehicle other than a pick-up truck or small van shall be parked on the property.
- (7) No repetitive servicing by truck for supplies and material shall be permitted. "Repetitive" shall mean more than once a week.
- (8) There shall be no sale, nor storage for sale, of chemicals or biological agents on the premises.
- (9) Any minor home occupation shall remain an accessory use to the dwelling and shall be carried on within the dwelling unit or accessory building by one or more occupants residing on the lot.

[Added 9-2-2004 by Ord. No. 04-03]

C. Additional standards for major home occupations(permitted when authorized as a conditional use).

- (1) Major home occupations shall be permitted only where direct access can be provided to either Route 82 or Route 322.
- (2) No more than four persons not residents of the premises may be employed by the principal practitioner of the major home occupation. The principal practitioner of the major home occupation must be the owner, or the spouse or offspring of the owner, of the property on which the occupation is practiced, but is not required to reside on the property.
[Amended 9-2-2004 by Ord. No. 04-03]
- (3) There shall be no more than one sign, nonilluminated, and no larger than four square feet in aggregate area, identifying the name and occupation of the practitioner. The area of any sign on a vehicle or structure which is regularly visible from the street shall be included in calculating compliance.
- (4) In addition to the off-street parking spaces required for the residential use of the property, one off-street parking space shall be provided for each employee, plus one additional off-street parking space for each 400 square feet of space on the premises occupied by the home occupation; provided, however, that a total of no more than eight off-street parking spaces shall be permitted on one lot. Use of pervious concrete or asphalt and/or concrete or lattice block pavers for parking is encouraged. All off-street parking spaces shall be located at least 10 feet from any property line.
- (5) No business vehicles utilized for major home occupation purposes shall exceed 26,000 lbs. GVW. All business vehicles shall be parked in a enclosed structure or in areas screened from view from neighboring properties and streets.
- (6) No major home occupation shall be permitted in a mobile home within a mobile home park.