

Hamiltonban Township Zoning Ordinance

3. Materials shall not be piled or stacked higher than the screening, landscaping and/or fence.

4. Where the site abuts a residential zone or district permitting residential use, the building wall facing such lots shall not have any service door openings or loading docks oriented toward the residential zone.

Y. Homestay

1. The maximum number of guest room or suite permitted within a Homestay shall be established as follows.

a. For Homestays on a property of less than one (1) acre, only one (1) guest room or suite shall be permitted.

b. For Homestays on a property of one (1) acre to five (5) acres, two (2) guest rooms or suites shall be permitted.

c. For Homestays on a property exceeding five (5) acres, any number of guest rooms or suites may be provided.

2. Any proposed Homestay shall be compatible with the neighborhood in which it is located in terms of landscaping, scale, and architectural character. The use shall be harmonious and compatible with the existing uses within the neighborhood.

3. The operator of the Homestay shall be the owner of the dwelling and permanently reside on the premises.

4. Guest rooms or suites shall meet current minimum room size and related dimensional requirements as may be defined in the Pennsylvania Uniform Construction Code, or similar applicable code.

5. The operator of the Homestay must demonstrate that the Homestay is registered with the Adams County Treasurer's Office in compliance with County Ordinance No. 3 of 2012 for the payment of Hotel Room Rental Tax.

Z. Home Occupations

1. A home occupation is deemed to include, but is not necessarily limited to, the following types of occupations: barber; hairdresser; dressmaker; milliner; professional office of attorney, architect, landscape architect, community planner, engineer, accountant, physician, dentist, realtor, insurance agent, clergyman, teacher, artist, horticulturist, or surveyor; clerical, typing and/or word processing services; family child care, specialty "Homemade Food" products, which require licensing for home production by a State and/or local health agency; and appliance repair, provided that no work may be performed out of doors and no appliances may be stored out of doors. Other occupations

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in addition to those listed above may be considered to be home occupations provided it is determined that such occupations are of the same general character as those occupations listed above.

2. The person conducting the home occupation shall reside within the dwelling located on the lot.
3. No more than two (2) persons other than family members who reside within the dwelling may be employed by the home occupation.
4. No more than twenty-five percent (25%) of the livable floor area of the dwelling may be devoted to the home occupation. Where the home occupation is operated either fully or partially within an accessory building on the lot, no more than five hundred (500) square feet of floor area in the accessory building may be devoted to the home occupation use. The applicant shall submit floor plans of the dwelling or the accessory building devoted to home occupation use. Said floor plans shall clearly depict the portion of the building devoted to home occupation use.
5. The dwelling or accessory building in which the home occupation is conducted shall retain a residential design and character. The applicant shall submit photographs of the existing building and shall submit architectural drawings of said building if an addition is proposed in support of the home occupation use. Said photographs and / or architectural drawings shall demonstrate that residential design and character will be retained.
6. For Family Child Care, the following additional standards shall be applied.
 - a. An outdoor play area meeting the following standards shall be provided:
 - (1) An outdoor play area shall be provided at a rate of sixty-five (65) square feet per child.
 - (2) Off-street parking lots shall not be used as outdoor play areas.
 - (3) Outdoor play areas shall not be located within the front yard.
 - (4) Outdoor play areas shall be completely enclosed by a minimum four (4) foot high fence, and screened from adjoining residentially zoned properties.
 - b. Family Child Care facilities shall obtain and maintain proper licensure from the Commonwealth of Pennsylvania.

AA. Infill Development