

IN-HOME OCCUPATION PERMIT APPLICATION

MT LEBANON INSPECTION OFFICE
 710 Washington Road
 Pittsburgh, PA 15228
 412-343-3408

PERMIT # _____

This section to be completed by the Inspection Office

Zoning Hearing _____ Zoning District _____ Allegheny County Parcel # _____

Applications that are completely filled-out & with the required supporting documents will be processed in the order they are received.

Address	Street Address _____
Owner of the Property	Owner Name _____ Address _____ Phone _____ Email _____
Describe Your Home Occupation	_____ _____
Nature of Proposed Unit	<input type="checkbox"/> I UNDERSTAND THE BUSINESS ACTIVITY MUST BE CONDUCTED WITHIN THE PRINCIPAL STRUCTURE. IS YOUR HOME OCCUPATION ONE THAT: <ol style="list-style-type: none"> 1. Changes the outside appearance of the dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No 2. Is visible from the street? <input type="checkbox"/> Yes <input type="checkbox"/> No 3. Requires regular delivery of goods? <input type="checkbox"/> Yes <input type="checkbox"/> No 4. Employs more than one person other than an immediate family member? <input type="checkbox"/> Yes <input type="checkbox"/> No 5. Uses mechanical equipment? <input type="checkbox"/> Yes <input type="checkbox"/> No 6. Generates traffic, parking, sewage or water use in excess of what is normal in the residential neighborhood? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" to any question(s), please explain: _____ _____

I have read and understood Chapter XX (Zoning), of the Mt. Lebanon Code, pertaining to No-Impact Home-Based Businesses, and believe, to the best of my knowledge, that my proposed Home Occupation and the resulting use of my property would not violate any portion of said Ordinance. I hereby agree to be bound by the provisions of the ordinances, specifications, regulations and restrictions as may be imposed by Mt. Lebanon regarding this application. I verify that the statements made in this application are true and correct. I understand that any false statements herein are made subject to the criminal penalties of 18 Pa.C.S. Â§ 4904, relating to unsworn falsification to authorities.

Property Owner _____ Date _____

THIS SECTION TO BE COMPLETED BY THE INSPECTION OFFICE. Plans, specifications and survey for the above application have been examined and I hereby certify that they comply in every particular with the Ordinances of Mt. Lebanon, PA and approve the issuing of this permit for the same, after paying the required fee.

FEE: \$ _____

 Building Inspector's Signature

 Date Approved

§618 No-Impact Home-Based Business. No-Impact Home-Based Businesses shall be subject to the following requirements:

618.1 A Home Occupation Permit shall be required for all No-Impact Home-Based Business before any portion of the Building may be used for such Use. The Home Occupation permit shall be issued only upon certification by the Zoning Officer that the business complies with this Section.

618.2 No more than three hundred fifty (350) square feet of the Floor Area of the Dwelling Unit(s), shall be devoted to the No-impact Home-based Business. This requirement shall not apply to Adult Family Day Care Homes or Family Day Care Homes.

618.3 No stock-in-trade shall be displayed or sold on the Premises.

618.4 There shall be no Outdoor Storage of Commercial Vehicles, equipment or materials used in the No-Impact Home-Based Business.

618.5 Not more than one (1) Vehicle used in commerce shall be permitted in connection with any No-Impact Home-Based Business and any such Vehicle shall be stored in an enclosed Garage at all times.

618.6 No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or Accessory Structure shall be used.

618.7 No No-Impact Home-Based Business shall be permitted which is noxious, offensive or hazardous by reason of hours of operation, vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.

618.8 One unlighted Sign, not over two (2) square feet in area, attached flat against the Dwelling and displaying only the occupant's name and occupation, shall be permitted to advertise the presence or conduct of the No-Impact Home-Based Business.

618.9 Any Building or Lot where more than two (2) domesticated animals are housed, groomed, bred, boarded or trained for compensation shall not be considered a No-Impact Home-Based Business.

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*. The business or commercial activity must satisfy the following requirements:

- The business activity shall be compatible with the Residential *Use* of the property and surrounding Residential *Uses*.
- The business shall employ no employees other than *Family* members residing in the *Dwelling*.
- There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- There shall be no outside appearance of a business use, including, but not limited to, parking or lights.
- The business activity may 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.
- 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.
- The business activity shall be conducted only within the *Dwelling* and may not occupy more than three hundred fifty (350) square feet of the *Floor Area* of the *Dwelling Unit*.
- The business may not involve any illegal activity.
- The business activity must be conducted within the principal *Structure*.