

**LANGHORNE MANOR BOROUGH**

**ORDINANCE #2003-001**

**AN ORDINANCE OF THE BOROUGH OF LANGHORNE  
MANOR, COUNTY OF BUCKS, COMMONWEALTH OF  
PENNSYLVANIA, AMENDING THE LANGHORNE MANOR  
BOROUGH ZONING ORDINANCE BY PERMITTING "NO  
IMPACT HOME-BASED BUSINESS" AS A SECONDARY USE  
IN A RESIDENTIAL DWELLING.**

WHEREAS, the Council of Borough of Langhorne Manor, County of Bucks, Commonwealth of Pennsylvania is empowered to enact, amend and repeal Zoning Ordinances, implement its comprehensive plan and to accomplish the purposes of the Pennsylvania Municipalities Planning Code pursuant to Act of 1968, P.L. 805, No. 247, as re-enacted and amended; and

WHEREAS, the Pennsylvania Municipalities Planning Code was amended by Act 43 of 2002 with regard to the operation of Home-Based Businesses; and

WHEREAS, Act 43 of 2002 allows "no impact home-based business" as a secondary use in a residential dwelling as long as the business meets certain requirements; and

WHEREAS, the Council of the Borough of Langhorne Manor has determined that it is in the best interests of the health, safety and general welfare of the residents of the Borough of Langhorne Manor to amend its zoning ordinance in order to be consistent with the provisions of the Pennsylvania Municipalities Planning Code as amended by Act 43 of 2002.

NOW, THEREFORE, the Council of the Borough of Langhorne Manor, County of Bucks, Commonwealth of Pennsylvania, does hereby ordain and enact as follows:

**Section 1.** Section 403 - Use Regulations of Article IV - Use Regulations of Langhorne Manor Borough Zoning Ordinance of 1993 as amended, is hereby amended by the addition of Subsection (u) as follows:

- (u) "No-Impact Home-Based Business". A business or commercial activity 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:

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- (1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- (2) The business shall employ no employee other than family members residing in the dwelling.
- (3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (4) There shall be no outside appearance of a business use, including, but not limited to parking, signs or lights.
- (5) 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.
- (6) 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.
- (7) The business activity shall be conducted only with the dwelling and may not occupy more than 25% of the habitable floor area.
- (8) The business may not involve any illegal activity.
- (9) The right to operate a No Impact Home-Based Business shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community.

**Section 2.** The Summary Table of Use Regulations shall be amended by the addition of Use (u).

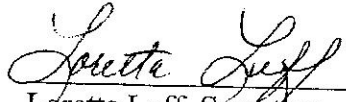
**Section 3.** All other regulations, provisions, parts, paragraphs, sections, subsection, clauses, sentences or portions thereof of the Langhorne Manor Borough Zoning Ordinance of 1993 as amended, not specifically further amended by this Ordinance, shall remain unchanged and in full force and effect.

**Section 4.** The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Council of Langhorne Manor Borough that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part of provisions had not been included herein.

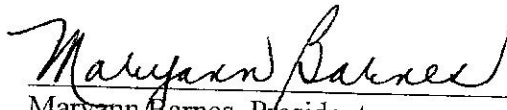
**Section 5.** This Ordinance shall become effective thirty (30) days after adoption of the Council of the Borough of Langhorne Manor, Bucks County, Pennsylvania.

ORDAINED AND ENACTED by the Council of the Borough of Langhorne Manor on this  
day of \_\_\_\_\_, 2003.


ATTEST:

  
Loretta Luff, Secretary

COUNCIL OF THE BOROUGH OF  
LANGHORNE MANOR

BY:   
Maryann Barnes, President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

  
Gerald Seader, Mayor