

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

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## **“NO IMPACT” HOME BUSINESS REGULATIONS IN THE LPD & AGR ZONING DISTRICTS**

**What is a “no impact” home business?** A “no impact” home business is a commercial activity that (a) is clearly secondary to the property’s primary use as a residential dwelling, and (b) involves no customer, client or patient traffic, whether vehicular or pedestrian, in excess of those normally associated with residential use. A “no impact” home business may be operated without any type of Township approval or permit... but we always recommend that folks check to ensure that no approvals are needed from your HOA (if any), or from the County, State or Federal government.

**What qualifies as a “no impact” home business?** To qualify as “no impact” home business, the business must meet all of the following conditions. A “no impact” home business must...

- A. be compatible with the residential use of the property and surrounding properties;
- B. employ no employees other than family members residing in the dwelling;
- C. have no display or sale of retail goods and no stockpiling or inventory of a substantial nature;
- D. have no outside appearance of a business use, such as parking, signs or lights;
- E. not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interferences that may be detectable in the neighborhood;
- F. not generate any waste or sewage that is not normally associated a residential use;
- G. occur entirely within the dwelling, and occupy no more than 25% of the habitable floor area;
- H. not involve any illegal activity; and,
- I. comply with all applicable regulations of the AGR Zoning District:
  - Zoning § 150-10 Legislative intent. <http://ecode360.com/11722148>
  - Zoning § 150-11 Use regulations. <http://ecode360.com/11722155>
  - Zoning § 150-12 Lot area & width regulations. <http://ecode360.com/11722179>
  - Zoning § 150-13 Yard regulations. <http://ecode360.com/11722184>
  - Zoning § 150-14 Coverage regulations. <http://ecode360.com/11722202>
  - Zoning § 150-15 Height regulations. <http://ecode360.com/11722205>
  - Zoning § 150-16 Parking regulations. <http://ecode360.com/11722209>
  - Zoning § 150-17 Special requirements. <http://ecode360.com/11722216>
  - Zoning § 150-177 General regulations. <http://ecode360.com/11723635>

**What if my business doesn’t meet all of the above conditions?** If you want to do something that doesn’t meet any of these conditions, additional Township approvals are required. Every business is different, so contact the Township Building at (610) 584-1410 to discuss your business in more detail.

**What if I live in another Zoning District?** The “no impact” business is still allowed, but you’ll need to comply with the regulations specific to that Zoning District... so the sections and links that are listed in Section I above will be different for you. Call us at (610) 584-1410 if you don’t know your Zoning District, or if you need help finding the regulations in your Zoning District.