

**LIBERTY TOWNSHIP  
ADAMS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2018-02**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF  
LIBERTY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA,  
AMENDING THE LIBERTY TOWNSHIP ZONING ORDINANCE.**

**WHEREAS**, the Board of Supervisors of Liberty Township deem it to be in the interest and welfare of the residents of the Township to amend the Zoning Ordinance of Liberty Township as set forth below.

**NOW, THEREFORE**, by the authority of and pursuant to the provisions of Article V of Act No. 247, as amended, of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known as, and cited as the “Pennsylvania Municipalities Planning Code”; and any amendments and supplements thereto, and also by the authority of the Second Class Township Code “Act of May 1, 1933 (P.L. 103, No. 69) as amended, be it enacted and ordained by the Board of Supervisors of Liberty Township, Adams County, Pennsylvania, that the Zoning Ordinance of the Township is revised and amended as follows:

**ARTICLE 1.** Section 435.1 of Article IV (4) shall be amended to read as follows:

“435.1 – No-impact home based businesses as defined in Section 112 of Article I (1) of this ordinance shall be permitted in all residential zones in accordance with the following requirements:

- “a. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- b. The business shall employ no employees other than family members residing in the dwelling.
- c. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- d. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- e. 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.
- f. 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.
- g. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- h. The business may not involve any illegal activity.”

**ARTICLE 2.** The definition for NO-IMPACT HOME-BASED BUSINESS in Section 112 of Article I (1) shall be revised to read as follows:

“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.

**ARTICLE 3.** In all other respects, the provisions of the Liberty Township Zoning Ordinance, as amended, shall remain in full force and effect.

**ARTICLE 4.** If any article, section or provision of this Ordinance should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**ARTICLE 5.** This ordinance shall take effect in accordance with law.

**DULY ENACTED AND ORDAINED** this 4 day of December, 2018, by the Board of Supervisors of Liberty Township, Adams County, Pennsylvania, in lawful session duly assembled.

**LIBERTY TOWNSHIP  
BOARD OF SUPERVISORS  
ADAMS COUNTY, PENNSYLVANIA**

**ATTEST:**

BY

  
Wendy Peck  
Wendy Peck, Secretary

BY

John C Bostek  
John Bostek, Chairman