

HOME-BASED BUSINESSES AND SIGNS ON RESIDENTIAL PROPERTIES

Liberty Township residents who have or are contemplating starting businesses or home-based businesses should be aware that there are limitations on businesses as well as signs for businesses, products and services.

Certain businesses and home-based businesses on properties zoned Rural Residential (R-R) or Single Family Residential (R-1) require a conditional use permit and are subject to approval by the Board of Zoning Appeals as provided in Section 7.3 of the Zoning Resolution.

They include the following:

- A. Hospitals and sanitariums provided any building used for such purposes shall be two hundred (200) feet from any lot in an R-District.
- B. Commercial mines, quarries, and gravel pits subject to Section 11.4, as applicable.
- C. Churches or other places of worship, Sunday school buildings and parish houses, public and parochial schools; provided that such uses shall be located not less than fifty (50) feet from any other lot in an R-R or R-1 District.
- D. Kennels and animal hospitals for the raising, breeding, treatment, and boarding of dogs, or other small animals, provided that all buildings and outside runs be at least two hundred (200) feet from any other lot.
- E. Riding academies, provided that such buildings or stables shall be two hundred (200) feet from any other lot in an R-District.
- F. Public parks, playgrounds, recreational and community center buildings and grounds, golf courses, tennis courts, country clubs, and swimming pools, provided that any principal building, tennis court, or swimming pool shall be located not less than two hundred (200) feet from any other lot.
- G. Airports.
- H. Cemeteries, including mausoleums and crematories, provided that any mausoleum or crematorium shall be a distance of at least two hundred (200) feet and burial sites at least one hundred (100) feet from adjacent residentially zoned property, street and highway lines, and provided further that any new cemetery shall contain an area of twenty (20) acres or more.
- I. Public libraries, public museums, and public art galleries, provided that no building intended for such use shall be located less than thirty (30) feet from any other lot in an R-R or R-1 District.

- J. Radio, television, or other transmission tower or mast, and the usual accessory buildings, only after their heights and locations have been approved by their governmental agency charged with the responsibility for maintaining air safety and provided such tower is set back from any property line a distance of not less than the height of said tower.
- K. Beauty salons, or parlors including barber shops.
- L. General woodworking such as cabinetmaking, furniture refinishing, repair, or construction.
- M. Group homes for the elderly and other similar group homes.
- N. Pet grooming, not for the treatment and boarding of dogs, or other small animals.
- O. Accessory building over 2,400 sq. ft.
- P. Landscaping

Information on zoning requirements for residential properties is in Article IX of the Liberty Township Zoning Resolution. Residents with questions should contact the zoning office.

SIGNS FOR HOMES AND HOME-BASED BUSINESSES

Liberty Township residents who have home-based businesses should be aware that free-standing signs advertising businesses, products or services aren't permitted on residentially zoned properties. The restriction applies to both permanent and temporary signs.

Signs for properties labeled "Rural Residential (RR)" and "Single Family Residential (R1)" are limited to the following:

- A. An unlighted sign not over one (1) square foot in area attached flat against the building for home occupations.
- B. One illuminated or non-illuminated bulletin board not exceeding thirty two (32) square feet in area per side, no more than two sides, including structure supports, for any church, school, or other public or semi-public institution provided the source of light is not visible from the street.
- C. One temporary unlighted real estate sign advertising the sale or rental of only the premises on which it is maintained, not exceeding a total of six (6) square feet on any face or a total of twelve (12) square feet and located at least six (6) feet from all right-of-way lines or attached flat against the principal building.

- D. One temporary unlighted sign not exceeding one hundred (100) square feet in area in a real estate development containing twenty-five (25) or more lots. Such signs shall be removed within three (3) years of the date of its construction.

Residents with questions should contact the zoning office.

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