

Ordinance No. 3 - 2025

**AN ORDINANCE AMENDING THE TOWANDA BOROUGH ZONING ORDINANCE CODIFIED AS CHAPTER 325, ARTICLE V., SECTION 325-45.B. OF THE TOWANDA BOROUGH CODE TO REMOVE THE ZONING HEARING BOARD AND SUBSTITUTE THE ZONING OFFICER AS THE ARBITER OF PERMITTED HOME OCCUPATIONS, ADDING A NEW SUBSECTION 325.45.E. VESTING IN THE ZONING HEARING BOARD THE AUTHORITY TO GRANT HOME OCCUPATION USES OTHER THAN PERMITTED PROFESSIONS AND HOME OCCUPATIONS, AND ADDING A NEW SUBSECTION 325.45.F. TERMINATING A HOME OCCUPATION USE WHEN THE PERSON OR PERSONS ENGAGED IN THE HOME OCCUPATION NO LONGER RESIDE IN THE DWELLING IN WHICH THE HOME OCCUPATION WAS CONDUCTED.**

BE IT ENACTED and ORDAINED by the Council of Towanda Borough, Bradford County, Pennsylvania, and it is hereby enacted and ordained as follows:

**Section 1. - ZONING OFFICER AS ARBITER OF PERMITTED HOME OCCUPATIONS.**

The introductory clause of Chapter 325, Article V., Section 325-45.B. of the Towanda Borough Code codifying the conditions for permitting a home occupation contained in the Towanda Borough Zoning Ordinance is hereby deleted and replaced with the following:

B. The Zoning Officer may, upon application, permit a home occupation specified in subsections C. and D. of this section in any dwelling if the applicant provides reasonable and credible evidence that all of the following conditions will be met:

[Subsections (1) through (11) of Section 325-45.B. as presently codified shall remain in effect and are not affected by this Ordinance].

**Section 2. – ZONING HEARING BOARD AS ARBITER OF OTHER HOME OCCUPATIONS.**

The following provision shall be added to Chapter 325, Article V., Section 325-45 as subsection E.:

E. The Zoning Hearing Board may, upon application and a public hearing thereon, permit a home occupation of any sort other than those specified in subsections C. and D. of this section if the applicant provides reasonable and credible evidence that all of the conditions set forth in subsection B. (1) through (11) of this section will be met.

**Section 3. – TERMINATION OF HOME OCCUPATION USE.**

The following provision shall be added to Chapter 325, Article V., Section 325-45 as subsection F.:

F. A home occupation use previously permitted pursuant to this section shall terminate as a permitted use when the person or persons who engaged in the home occupation no longer reside in the dwelling in which the home occupation was conducted.

**Section 4. – SEVERABILITY.**

If any provision of this Ordinance is found to be illegal, such provision shall be deemed to be excised but all remaining provisions shall remain in full force and effect.

**Section 3. – EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon adoption.

ENACTED AND ADOPTED by the Towanda Borough Council this 3rd day of November, 2025.



ATTEST:

By:

Leigh Vargason, Secretary

APPROVED, this 3 day of Nov., 2025

ATTEST:

By:

Leigh Vargason, Secretary

COUNCIL OF TOWANDA BOROUGH

By:

Ryan P. Eberlin  
Ryan Eberlin, Council President

MAYOR OF TOWANDA BOROUGH

By:

Garrett C. Miller  
Garrett Miller, Mayor

