

424 Flea Markets, Produce Stands, Tent Sales and Yard Sales

424.1 Yard Sales

A. Individual private family yard sales are a permitted use in all zoning districts and shall be subject to the following specific regulations and requirements:

1. Each individual property location may have a maximum of three (3) yard sales during any one (1) calendar year. Each sale shall last a maximum of three (3) consecutive days.
2. All items shall be placed and offered for sale within the confines of the property described in the permit.
3. Yard sales are meant to allow individuals to offer for sale accumulated normal household items or arts and crafts; and the buying and selling of commercial or surplus material shall be considered a commercial operation and shall be prohibited.

B. Multi-family yard sales shall be permitted in all districts subject to the following standards:

1. No residential property shall be the site of more than one (1) multi-family yard sale during any one (1) calendar year. Each sale shall be limited to a maximum of three (3) consecutive days and other wise comply with the requirements of subsection A above.
2. A multi-family yard sale shall require a permit from the Township, the application for which shall be made at least fourteen (14) days in advance of the proposed sale. The application shall identify the participating households and include a sketch plan indicating the location of the proposed sales area, any proposed signs and off-street parking.
3. Off-street parking in the amount of one space per participating household shall be provided for any multi-family yard sale, provided such parking may consist of designated grass parking areas as well as driveway and garage space. The Township Code Enforcement Officer may require modifications of such sketch plan to address traffic safety and parking issues.
4. Households participating in multi-family yard sales shall be limited to a maximum of two (2) other individual yard sales per calendar year as provided above.

424.2 Flea Markets and Tent Sales

Property owners within LG and DD Districts may conduct flea markets and tent sales from lots on which is located at permanent place of business provided no more than three (3) such sales shall be conducted per calendar year and each sale is limited to ten (10) days in length. A permanent place of business is hereby defined as one from which a business operates throughout

the year from inside an enclosed structure. A flea market is hereby defined for these purposes as an occasional or periodic market held in an open area or structure where individual sellers or groups of sellers offer goods for sale to the public on a commercial basis. The enterprise shall not be conducted within required yards, on public rights-of-way or without otherwise complying with the requirements of this Ordinance pertaining to parking, lighting or signage. Permits shall be required for this purpose and shall be issued by the Zoning Officer.

424.3 Food and Produce Stands

Temporary food and produce stands used to sell garden or farm produce (not including flower tents or similar enterprises) or dispense other food items shall be permitted within LG and DD Districts provided these activities only take place between April 1 and October 31 and are limited to 200 square feet or less in display area. No permanent structures shall be permitted in connection with such uses. The enterprise shall also not be conducted within required yards, on public rights-of-way or without otherwise complying with the requirements of this Ordinance pertaining to parking, lighting or signage. Permits shall be required for this purpose and shall be issued by the Zoning Officer.