

Home Occupation Ordinances – Other cities

City Council Work Session Research 040726

Argyle

- Must be secondary to main dwelling unit.
- No signage allowed.
- No structural alterations to the building or rooms.
- No open storage.
- Does not create a nuisance to abutting residential property i.e., emission odor, increased traffic, or generation of light and smoke.
- Must not employ more than one person who is not a member of the household where home occupation occurs in most districts.
- In two specific districts, one additional employee is permitted per acre of property, maximum five employees.

Bedford

- The use in its entirety must be operated within the dwelling unit and/or other accessory buildings.
- Only the person(s) maintaining a dwelling is allowed to operate a Home Occupation from the premises.
- No separate entrances allowed from outside the building to an isolated area of the house used exclusively for the Home Occupation.
- The use cannot display or create external evidence of the operation outside of the building.
- Does not allow any employee or regular assistant not residing in the dwelling unit where the Home Occupation is operated, unless said employee does not perform services on the property.
- No traffic or parking allowed to be generated that would unreasonably impact a residential neighborhood. Traffic and parking generated by the Home Occupation must be met off-street and other than in a required front yard.
- Commercial delivery service required for Home Occupation is limited to four (4) times per month. Commercial delivery service is limited to vehicles with two axles.
- Cannot constitute a nuisance.
- No outdoor storage.

Colleyville

- Only family members residing on-premises allowed to be engaged in the Home Occupation.
- The use must be clearly incidental and subordinate to the dwelling unit or accessory building for residential purposes.
- Cannot exceed more than twenty-five percent (25%) of the floor area of the dwelling unit allowed for the Home Occupation use.

- There cannot be any change in the outside appearance of the building or premises other than one sign, not to exceed one square foot (1') non-illuminated and mounted flat against the principal building.
- Volume of traffic must not be generated more than normally expected in a residential neighborhood. All parking generated by the conduct of the Home Occupation must be met off-street on a driveway or other hard surface area.
- No equipment or process may be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses of adjacent or nearby site occupant. In the case of electrical interference, no equipment or process allowed which creates visual or audible interference in any radio or television receivers off-premises, nor cause fluctuations in line voltage off-premises.
- Allowed Home Occupations: Seamstress, Accounting, Bookkeeping, Tax Services, Notary Public, Insurance and Real Estate, Small-Scale Production of Cosmetics and Household Sundries, Private Educational, Music and Dance Tutoring, Arts, Crafts and Home Hobby Shops, Garage, Yard and Patio Sale of Short Temporary Duration, Mail Order Brokerage, and other similar activities.
- Excluded From (Allowable) Home Occupation: Medical and Law Offices, Auto Repair, Beauty Shops, Pet Grooming Services, Kennels and Other Such Activities.

Coppell

- The activity must employ only the immediate family of the resident of the home.
- No external evidence of the Home Occupation may be detectable at any lot line. Evidence includes signs, displays, smoke, dust, noise, fumes, glare, vibration, electrical disturbance, storage of materials or equipment, objectionable noise, traffic or parking of vehicles in a manner representing the conduct of a business.
- Cannot have a separate entrance for the business, and cannot include appointed visits by the general public.
- The Home Occupation cannot be operated outside of the main structure, and materials cannot be stored outside the main building, in the yard, nor in a detached garage or shed. An additional room cannot be constructed to operate the Home Occupation.
- No on-site employment or use of labor from persons who are not bona fide residents of the dwelling unit.
- Excluded from (Allowable) Home Occupation: Contractor Shops, Automobile Repair, Barber Shops and Beauty Shops, Medical Offices, or similar office operations that depend on extensive client traffic to the premises.

Eules

- Must be clearly incidental and Subordinate to the use of the premises for dwelling purposes.
- Only orders previously made by telephone or at a sales party may be filled on-premises. Other merchandise cannot be offered for sale on-premises.
- Stock in trade or commodities maintained if used in the production of a product.
- Family members residing on-premises can be employees, no others are permitted.
- Advertising, signage, and other exterior identification of the Home Occupation is not permitted.

- Exhibits or display of services, goods, wares or merchandise will be permitted on-premises, unless visible from any private street or public right-of-way, or adjacent property.
- Equipment may be used unless it creates offensive noises, vibrations, sound, smoke, dust, odors, heat, glare, X-Ray, or electrical disturbance to radio or television.
- Motor vehicles registered to the occupant of the property may be repaired on-site unless it is a racing vehicle. Other motor vehicle repairs are not permitted.
- Home Occupation must be conducted within the living portion of the dwelling unit or its garage. Accessory buildings or detached structures are not allowed to be used in conjunction with the Home Occupation.
- Customers or clients are allowed at the dwelling unit only from 6 a.m. through 9 p.m., except for daycare.
- Daycare for compensation is allowed for not more than five children under the age of 16 years, or for no more than two adults or elderly, other than the ward or guardian or caretaker's family.
- Music teaching is allowed, no more than two students at any one time.
- Traffic generated by the Home Occupation cannot be in greater volume than would normally be expected in a residential neighborhood of like character.
- Parking of vehicles permitted only in the driveway of the dwelling unit or along the curb immediately adjacent to the premises.
- Parking for no more than One vehicle - the primary purpose of which is for use in support of the Home Occupation, may be stored overnight for a vehicle having a Manufacturer Rated Carrying Capacity of 3,000 pounds (1-1/2 tons) or less. Larger vehicles may remain parked for only two hours in any 24-Hour period.

Grapevine

- Must be clearly secondary to the residential use of the dwelling unit.
- No evidence of the Home Occupation can be visible to the neighborhood.
- No structural alterations to the building or rooms, which changes the character of the neighborhood.
- No installation of machinery or additional equipment other than customary to household operations.
- Employees must be family member of the owner of the resident of the dwelling unit and must also be occupants of the residence.
- Must not create noise, vibration, glare, fumes, odors, or electrical interference which is detectable off-premises. No visual or audible interference in radio or television receivers or fluctuations in line voltage off-premises.
- Must be carried on wholly within the principal dwelling, and not in an accessory building.
- No signs or displays advertising the Home Occupation may be placed on premises.
- May not appreciably increase the vehicular traffic or pedestrian activity in the neighborhood, and shall not encourage queues, browsing of displays, or any similar activity.
- No outside storage of merchandise or equipment.
- Parking for Home Occupation must be provided on a paved surface off-street and cannot be in a required front yard.

- Excluded from (allowable) Home Occupation: Physical or Medical Treatment of persons or animals, Retail Sales, Business Services, Barbershops, Beauty Shops, Dance Studios, Carpenter Shops, Electrical Shops, Plumber Shops, Radio Shops, Auto Repairing or Painting, Furniture Repairing, and Sign Painting.
- Sale of motor vehicles is limited to a Maximum of two (2) per year.

Haltom City

- No person other than members of the family residing on the premises may be engaged in the Home Occupation.
- Use of dwelling unit for the Home Occupation must be incidental and subordinate to its use for residential purposes.
- No More than twenty percent (20%) of the floor area of the dwelling unit (not including the garage or accessory structure) may be used in the conducting of the Home Occupation. No change in the outside appearance of the building or premises, nor other visible evidence of the conduct of the Home Occupation.
- No signage advertising the Home Occupation is allowed on-site. No sales from the dwelling in connection with the Home Occupation; all sales must be clearly secondary.
- No traffic generated by the Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
- Parking generated by the Home Occupation must be met off-street, and other than the required front yard.
- No equipment, process or work may be used or conducted in the Home Occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off-premise.
- Excluded from (Allowable) Home Occupation: Beauty Salon, Barber Shop, Pet Grooming Establishment, and Repair Services.
- No outdoor storage permitted.

Hurst

- Must not be detrimental or injurious to adjoining property.
- Allowed Home Occupations: Includes, but is not limited to, office of a Physician, Optometrist, Dentist, Surgeon, Architect, Lawyer, Engineer, Musician or Artist, a place where four (4) or fewer children under sixteen (16) years of age are received for care, custody or maintenance, dressmaking, washing or ironing.
- The Home Occupation must be located in the dwelling.
- No assistant who is not a member of the family residing on-premise may be employed.
- No signage advertising the Home Occupation is allowed on-site.
- The Home Occupation use must be incidental and secondary to the primary use of a residential dwelling.
- Excluded From (Allowable) Home Occupation: Barber Shops, Beauty Shops, Hairdressers, Carpenter Shops, Electrical Shops, Plumbing Shops, Radio or TV shops, real estate sales offices, tin shops, auto repairing, furniture repairing, other similar uses.

North Richland Hills

- Cannot be detrimental or injurious to adjoining property or offensive odors or noise. must be incidental use and will not ever be permitted to be a principal use.
- Employees may only be members of the family residing in the dwelling unit.
- No signage advertising the Home Occupation.
- No change in the outside appearance of the building or premises.
- No equipment or process allowed which creates visual or audible interference in radio or television receivers off-premise, nor fluctuations in line voltage off-premise.
- No outdoor assembly of employees, clients or equipment.
- No storage of supplies and business materials for Home Occupation is allowed in accessory or detached structures. All materials are limited to the living portion of the dwelling unit or its attached garage.
- Must not increase normal automobile vehicle traffic in the neighborhood, and must not require additional on-street or off-street parking. More than two vehicles per hour or more than ten total vehicles per day is assumed to be excessive.
- Parking of vehicles for customers of allowed Home Occupations is limited to the driveway of such premises or along the curb immediately adjacent to such premises.
- Must not be a retail business with the exceptions of household cleaning products, cosmetics, vitamins, and jewelry by hosting an in-home social gathering.
- (Allowed) Customary Home Occupations Include: The Office of an Accountant, Bookkeeper, Architect, Lawyer, Engineer, or Professional Consultant Who Renders Services in a Home Office over the Telephone, Online and has Personal Contacts with Customers Off-Premise; Musician, Artist, Private Tutoring or any Allowed Home Based Business with On-Site Customers are Limited to the Hours of 8 a.m. to 8 p.m.; Telecommuting; Care of No More than Four Children not Related; (Provided that a Registered Family Home or a Group Day Care Home is Registered with the Appropriate Agency Authorized by the State to License Family Homes) Care of No More Than 12 children; Dressmaker.
- Excluded From (Allowable) Home Occupation: Barber Shops, Beauty Shops, Hairdressers, Catering, Carpenter Shops, Electrical Shops, Plumbing Shops, HVAC or Mechanical Repair, Contractor's Offices, Radio and/or TV Shops, Electronics Repair, Computer Repair, Real Estate Offices, Insurance Offices, Auto Repairing, Furniture Repairing or Similar Uses, Banks or Lending Agencies, Physicians, Dentists, Optometrists, Social or Psychological Counseling, Massage Therapist, Chiropractic Offices or Other Uses of a Similar Nature and Character.

Richland Hills

- Home Occupation must be secondary to the primary use of a dwelling as a residence by the occupant. No more than five hundred square feet (500') or ten percent (10%) of the square footage (whichever is greater) may be used in the conduct of the Home Occupation.
- No persons other than family residing on-premise may be engaged in the business.
- No change in the outside appearance of the building or premises, or other visible evidence of the conduct of the Home Occupation is allowed.
- No signage advertising a Home Occupation is allowed on the premises. Only one vehicle (motorized or non-motorized), one-ton carrying capacity or less, may advertise for the Home Occupation.

- The Home Occupation must not be conducted in an accessory building. Any sales in connection with such Home Occupation must be clearly secondary to occupancy. Merchandise cannot be offered nor displayed for sale on the premises. Sales incidental to a service are allowed. Orders previously made by telephone or at a sales party may be filled on-site.
- No traffic generated by the Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
- Parking generated by the Home Occupation must be met off-street, and other than the required front yard.
- No equipment, process or work may be used or conducted in the Home Occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off-premise.
- Excluded From (Allowable) Home Occupation: Beauty Culture Schools, Beauty Parlors, Barber Shops, Vehicle Repair, Lawn Mower or other small or large engine repair, and any Boarding House/Rooming House.
- No outside storage or display of any type is allowed with the Home Occupation.

Southlake

- No person other than members of the family residing on the premises may be engaged in the Home Occupation.
- The home occupation must be clearly incidental and secondary to the residential use. No more than twenty-five percent (25%) of the floor area of the dwelling unit can be used in the home occupation.
- No change in the outside appearance or premises or other visible evidence of the conduct of the Home Occupation other than one sign, not exceeding one square foot in area, non-illuminated, and mounted flat against the wall of the principal building.
- No Home Occupation shall be conducted in any accessory building.
- No traffic shall be generated by the Home Occupation in greater volumes than would normally be expected in a residential neighborhood. Parking generated by the Home Occupation shall be met off-street and other than in a required front yard.
- No equipment or process shall be used in such Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot if the Home Occupation is in a single-family residence. In the cases of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off-premises, or cause fluctuation in line voltage off-premises.
- Home Occupation uses shall not include beauty culture schools, barber and beauty shops, medical or chiropractic offices, or other uses of a similar nature and character.

Watauga

- Must be operated in its entirety within the dwelling unit, and only by the person maintaining a dwelling therein.
- Does not have a separate entrance from outside of the building.

- Does not display or create outside of the building or structure any external evidence of the operation of the Home Occupation, including but not limited to any display or visible evidence of such home occupation from the garage area of the home or structure.
- No employees or associates of a residential business or occupation can meet at the residence for the purpose of performing a dispatch function in connection with the Home Occupation.
- No traffic shall be generated by the Home Occupation in a greater volume than would normally exist in a residential neighborhood.
- Parking generated by the Home Occupation must be satisfied with off-street parking and must not result in more than two customer vehicles at any one time (other than residents). Parking in a required front yard is expressly prohibited.
- Commercial delivery service must not deliver goods or products to the home more than four (4) times per month. Commercial delivery service is limited to vehicles that do not exceed fourteen thousand (14,000) pounds and have two axles.
- No equipment, process or work is allowed to be used or conducted in the Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off-premise.
- No outdoor storage of any type is permitted with the Home Occupation.

Westlake

- Must be clearly secondary to the residential use of the dwelling unit.
- Must be carried on within the dwelling. Cannot be detrimental or injurious to the economic or aesthetic value of adjoining property.
- Allowed use in all base residential zoning districts.
- Allowed home occupation signs are those that designate a permitted home occupation in the residential district being carried on at the site, and are only permissible in the (specific zoning) district.
- Sign may be merged with a sign with house names or occupant's type sign, or may be on a separate sign no larger than two square feet.