

Item D-4

Discuss possible Unified Development Code amendments related to home occupations.

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1. Issue: Example resident concerns reported to Code Compliance
2. Relevant Unified Development Code (UDC) language related to home occupations
3. Application: DRAFT Redline home occupation UDC definition
4. Conclusion/Next Step Options:
 - a) Take no action
 - b) Additional discussion/research
 - c) Move forward with P&Z Consideration July 14 and City Council Consideration August 4

Resident Concerns

Since 2020, Code Compliance has received complaints about 36 separate properties operating home occupations.

Most common complaints:

- Increased traffic and vehicles on the street, including vehicles with company wraps, or vehicles belonging to employees who do not live at the residence
- Storage of work materials and equipment on single family lots, including multiple trailers, construction material, pool chemicals, etc.
- Employees reporting to work at single family homes they are not residents of
- Auto repair businesses, swimming lessons

Home Occupation – Current UDC Definition

Section 3.01 - Definitions (205) *Any occupation or activity carried on principally by the inhabitants of a dwelling which is clearly secondary to the use of the dwelling for dwelling purposes, provided that: the existence of the occupation or activity **does not change neighborhood character or substantially increase traffic to and from the dwelling**; no trading in merchandise or selling of goods or services is carried out on a regular basis; no merchandise is displayed; and no mechanical equipment is used except types that are customary for purely domestic or household purposes and which do not create obnoxious conditions such as noise, odor, smoke or electrical interference. Uses that are not considered Home Occupations include beauty and barber shops, tearooms or restaurants, rest homes or clinics, bed and breakfast facilities, cabinet repair shops, metalworking shops, auto repair shops, and Commercial Stables.*

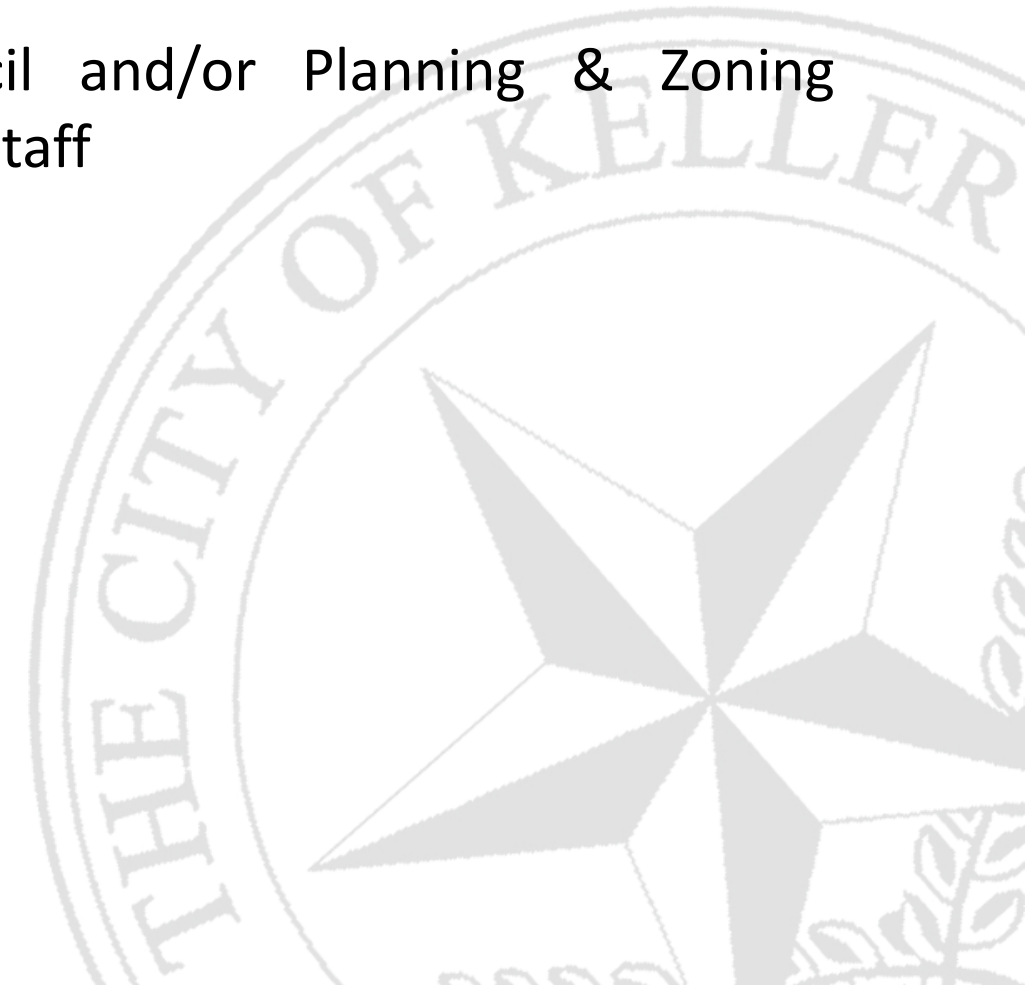
Home Occupation – UDC Definition

Section 3.01 - Definitions (205) Any occupation or activity carried on principally by the inhabitants of a dwelling **on the premises** which is clearly secondary to the use of the dwelling for dwelling purposes, provided that: the existence of the occupation or activity **shall be carried out by inhabitants of the dwelling on premises and that the occupation or activity** does not change neighborhood character or substantially increase **on-street parking or** traffic to and from the dwelling; **no outdoor assembly of employees, clients or equipment is allowed;** no trading in merchandise or selling of goods or services is carried out on a regular basis; no merchandise is displayed; and no mechanical equipment is used except types that are customary for purely domestic or household purposes and which do not create obnoxious conditions such as noise, odor, smoke or electrical interference. Uses that are not considered Home Occupations include, **but are not limited to,** beauty and barber shops, tearooms or restaurants, rest homes or clinics, bed and breakfast facilities, cabinet repair shops, metalworking shops, auto repair shops, and Commercial Stables. **All parking used for the home occupation must be met off-street.**

Council Discussion & Next Steps

Options:

1. Take no action
2. Additional work session(s) with City Council and/or Planning & Zoning Commission to review draft amendments from staff
3. Direct staff to do additional research





Questions?

Sarah Hensley

communitydevelopment@cityofkeller.com