

EXHIBIT A

4.6.4 Home Occupations

A home occupation is that accessory use of a dwelling that constitutes all or some portion of the livelihood of a person or persons living in the dwelling. Home occupations are subject to the following limitations:

- A. If business operations occur on the residential lot, ~~The primary~~ such business operations must be conducted entirely within a residential dwelling unit, with the exception that minor fabrication or incidental indoor storage of materials shall be allowed in an accessory building or workshop. Minor fabrication shall be conducted indoors and shall comply with all the hazard and nuisance related provisions per section 4.6.4 K provisions below.
- B. They must employ only members of the immediate family of a resident of the dwelling unit.
- C. They may not have a separate exterior building entrance for the business.
- ~~C.~~D. There shall be no on-site store front retail or wholesale sales or services in connection with the home occupation.
- E. With the exception of an in-home day care, ~~t~~he home occupation shall not generate customer related vehicular traffic in excess of three vehicle trips per twenty-four (24) hour day in the residential neighborhood.
- F. A vehicle associated with the home occupation or an off-site business establishment may be parked on a residential lot provided such vehicle complies with the conditions and restrictions provided below:
 1. Such vehicle shall not exceed twenty-four (24) feet in length nor shall such vehicle take the form of a Semi-Trailer Truck, Box Truck, or tow truck; and
 2. Such vehicle is used primarily by the property owner or tenant of the dwelling unit; and
 3. Such vehicle is registered by the State to the property owner or tenant; and
 4. Such vehicle shall be operable, and shall not be wrecked, dismantled, partially dismantled, or discarded; and
 5. Such vehicle shall not encroach into the public right-of-way or impede pedestrian travel along a public sidewalk where a minimum of 4' of clearance shall be maintained; and
 6. The parking of such vehicle associated with a home occupation on-site shall be limited to one (1) per Lot, where any subsequent vehicle associated with a home occupation shall constitute Outdoor Storage, whereby the outdoor storage of vehicles or trailers shall be prohibited on a residential lot; and
 7. Any signage on the vehicle shall comply with the conditions and restrictions of vehicle signs, as defined by Chapter 154. Signs of the Code of Ordinances.

G. A commercial vehicle greater than twenty-four (24) feet in length or trailer of any size, associated with a home occupation or other commercial enterprise prohibited as a type of home occupation, shall not be parked, displayed, or stored on a residential lot.

H. Equipment and materials associated with a Home Occupation shall comply with all the following conditions and restrictions:

1. ~~No e~~Equipment or materials associated with the home occupation shall not be displayed or stored outside.~~where visible from anywhere off the premises.~~
2. Equipment or materials associated with the home occupation shall be contained wholly within a permanent building.
3. If equipment or materials are stored on-site, such equipment or materials shall not require mechanical or electrical devices to move said equipment or materials for loading and unloading to and from such Personal Vehicle or trailer used in conjunction with the home occupation.
- 4.4. The on-site location of incidental storage of materials associated with a home occupation shall be limited to one (1) accessory building or one (1) room within the principal structure, which includes an attached garage.

~~D.I.~~ A home occupation shall not be advertised by any signs on the premises, nor shall the street address of the home occupation be advertised through signs, billboards, television, radio, or newspapers.

~~E.J.~~ In home day cares must not provide care for more than six children, who are not related by blood or marriage, or legal wards or foster children of the attendant adult. This use is subject to regulation by the Texas Department of Protective and Regulatory Services.

~~F.K.~~ The occupation shall not be a hazard to persons or property and ~~may shall~~ not produce external noise, vibration, smoke, dust, debris, odor, heat, glare, fumes, electrical interference, or waste run-off outside the dwelling unit or on the property surrounding the dwelling unit. In the case of electrical interference, no equipment, process or work shall be used or conducted which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

~~G.L.~~ A bed and breakfast is subject to the following additional regulations:

1. A bed and breakfast shall be considered an accessory use to a single-family dwelling, in which no more than two (2) guests of the bed and breakfast may occupy a guest bedroom on the property overnight.
2. The bed and breakfast shall be on the same site as an occupied building, maintain a residential appearance, and be the ~~permanent~~ primary residence of the ~~proprietor~~ property owner.
3. A guest bedroom, not located within the principal building, shall comply with the accessory dwelling unit requirements provided within this Subchapter.

4. Each bed and breakfast establishment is permitted to a maximum of four (4) total guest bedrooms and common bathrooms within the principal building and/or accessory dwelling, excluding one (1) bedroom for the property owner.
5. One (1) smoke alarm shall be provided in each guest bedroom along with a fire extinguisher visible and be accessible to guests. One (1) smoke alarm shall be provided along the associated hallway leading to the guest bedroom.
6. Cooking facilities such as a stove, counter-top burner, oven, microwave, hotplate, electrical griddle, toaster oven, or crock pot are not allowed in individual rooms.
7. A bed and breakfast shall comply with all building and fire code regulations associated with this occupancy and use. A bed and breakfast shall have a valid certificate of occupancy prior to the commencement of business operations.

H.M. _____ Prohibited Home Occupations. The following home occupations are prohibited:

1. Barber, beauty, body art studio, physical training, and other personal services;
2. Animal hospitals, stables or kennels;
3. Dance studios, schools;
4. Mortuaries;
5. Private clubs or lounge;
6. Repair shops;
7. Contractor's Shop or yard;
8. Machine Shop;
9. Engine Repair Shop;
10. Restaurants;
- ~~7.~~11. Auction Sales;
- ~~8.~~12. Automotive Automobile paint, body or repair shops;
13. Automotive sales, rental or storage;
14. Automotive Parking Lot;
15. Auto Salvage Yard;
16. Wrecker / Towing Services;
17. Open Storage;
18. Outdoor Storage;
19. Recycling Center;
20. Truck or Trailer repair, sales, or rental;
21. Equipment sales and rental;

[22. Sexually Oriented Business;](#)

[23. Financial Services Institution, Alternative;](#)

[24. Doctor, dentist, veterinarian, or other medically related office; ~~or~~ and](#)

[25. Any activity requiring an H-Occupancy under the International Building Code as adopted by the City.](#)

~~9. Rooming/Boarding House~~

4.6.5 Outdoor Display and Storage

The following requirements apply to all outdoor display and storage in all nonresidential zoning districts. The following are not subject to these requirements: personal or recreational automotive sales (new or used), a florist, garden shop, landscape nursery, or temporary uses, as provided in Subsection 4.7.

A. Outdoor Display [\(Non-Residential Zoning Districts\)](#)

Outdoor display is the display of items actively for sale and shall adhere to the following standards:

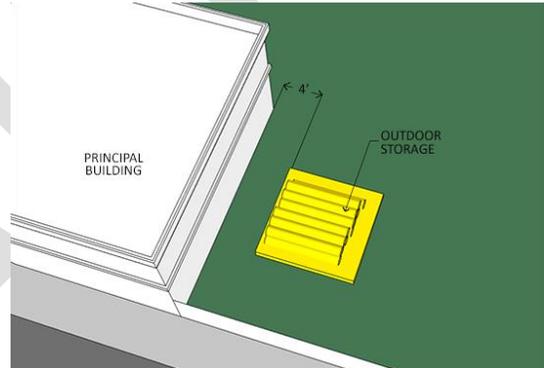
1. Outdoor display of merchandise shall not occupy any required parking spaces, landscape area, pedestrian accessibility, or fire lane.
2. Outdoor display shall not extend into public right-of-way or onto adjacent property and must be kept within 15 feet of the principal structure.
3. Outdoor display shall be displayed in a neat and orderly manner and maintained in a clean, litter-free manner.
4. Outdoor display may not be located on the roof of any structure.
5. The outdoor display area shall not exceed ten (10) percent of the square footage of the principal structure or 500 square feet, whichever is less with the following exceptions:
 - a. Outdoor home accessory sales are exempt from this requirement.
 - b. Passenger vehicle rental - Outdoor display of passenger vehicles for rent is exempt from this requirement. This does not include vehicles used for moving.
 - c. Moving vehicle rental – Rental of vehicles utilized for moving of goods, personal or commercial, are limited to a maximum of ~~eight-four (84)~~ parking spaces [for the purposes of outdoor display. All other moving vehicles shall be screened in accordance with the outdoor storage requirements.](#)
6. All sales of such merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.

7. The maximum height of merchandise shall not exceed four (4) feet with the exception of vehicle rental.
8. Outdoor display is not required to be screened.
9. Automotive parts and accessories shall not remain outdoors for more than 12 consecutive hours or will otherwise be required to follow the standards for outdoor storage.
10. [Bulk landscape nursery products, including but not limited to, mulch and potting soil, and sand, may be displayed outside; however, it shall be screened so that it is not visible from the public right-of-way and major drive aisles.](#)

B. Outdoor Storage [\(Non-Residential Zoning Districts\)](#)

Outdoor storage is the storage of products or goods on a temporary to permanent basis. Passenger vehicle rental is exempt from these requirements. All other uses providing outdoor storage shall adhere to the following standards:

1. Outdoor storage areas are allowed for the purpose of storing goods for a nonresidential enterprise. All outdoor storage areas shall meet each required district building setback lines.



2. The location of outdoor storage areas shall be limited to the side or rear of the primary structure to which the facility belongs and a minimum 4' from the principal building. At no point shall materials be located in front of any portion of the principal building.
3. A six (6) foot masonry wall is required to screen outdoor storage when the property is located adjacent to property zoned more restrictive than the subject site, or when the storage is visible from a public right of way [or major drive aisle](#). This requirement is in addition to the requirements of Subchapter 11, except where there is conflict, this provision controls.
4. Outdoor storage shall be prohibited on the roofs of structures.
5. The outdoor storage area shall not encroach upon the required off-street parking, pedestrian access, fire lanes, and maneuvering areas of the site.
6. [Outdoor storage of equipment and vehicular storage shall be on a paved surface in accordance with the surfacing requirements of Section 10.4.3.](#)
- 6.7. The outdoor storage area is limited to a maximum 1% of the square footage of the principal structure or tenant space, [or 100 square feet](#), whichever is less, within office, retail, commercial zoning districts and the Campus Industrial (CI) district with the following exceptions:

- a. Mini storage facilities, which may provide for outside storage of vehicles (automobiles and recreational vehicles), ~~are~~ shall be limited to a maximum area of 25% of the square footage of all structures on-site, if the aforementioned screening is provided. For purposes of this definition, a carport as described in Section 4.6.2(D) with opaque screening of the entire height and length of the vehicle contained inside the carport, on all sides visible to an adjoining property and at a minimum of three sides, shall not be classified as open storage of vehicles. A separate structure on the property may be considered screening if the entire extent of the vehicle is not visible from the adjoining property or public right-of-way.
- b. Accessory use of vehicle storage is exempt from the limitation on area as long as all other provisions for outdoor storage are met. For example, trucks ~~utilizing~~ utilized for moving, fleet vehicles or vehicles receiving auto repair.

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