

Section 21.8.4- Proposed Amendments

Sec. 21.8.4. Home Occupations.

A. *Purpose and Intent.*

1. Home Occupations are also known as a Home-Based Business or a No-Impact Home-Based Business per Texas Local Government Code (LGC) Section 229.902.0
2. Protect residential areas from adverse impact of activities associated with home occupations.
3. Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
4. Establish criteria and development standards for home occupations conducted in dwelling units.

B. *Home Occupations—Required Conditions.* Home occupations shall be allowed as an accessory use in all residential zoning districts provided they comply with the restrictions herein as defined and permitted by Texas LGC Section 229.902.

1. A home occupation shall be incidental and secondary to the use of the premises for residential purposes.
2. A home occupation shall be operated by the owner or tenant of the property.
3. Performance of home occupation activities shall not be visible from the street.
4. A home occupation shall not generate on-street parking or a substantial increase in traffic.
5. A home occupation shall not substantially increase noise in the area or violate the City of Schertz noise ordinance, regulations, or rules.
6. A home occupation operating a sexually oriented business or conducting the sales of alcohol or illegal substances shall be prohibited.
7. All home occupations shall comply with all federal, state, and municipal law related to all fire and, building code requirements, health and sanitation requirements, transportation and traffic requirements, solid and hazardous waste requirements, and pollution and noise control.
8. All home occupations shall be subject to inspection by city staff for compliance with the mandates of this section herein.

Article 16- Proposed Amendments

Article 16: Definitions

Home Occupation: Also known as a Home-Based Business which is located on a residential property, operated by the owner or tenant of the property and is for the purpose of manufacturing, providing, or selling a lawful good, or providing a lawful service as a secondary use to the primary residential use of the property. Home Occupations / Home- Based Businesses must comply with regulations as defined in Article 8 Section 21.8.4.