HOME BUSINESSES

COMPREHENSIVE ZONING ORDINANCE: APPENDIX A ARTICLE I. TITLE, DEFINITIONS, GENERAL PROVISIONS, AUTO WRECKING YARDS AND SWIMMING POOLS

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending Article I, Section 2 by amending the definition of Home Occupation in Article 1, Section 2 to read as follows:

Home occupation means an occupation that is incidental and secondary to the primary use of the premises as a residence and customarily conducted in a residential dwelling unit by a member of the occupant's family, entirely within the main structure, provided such use is not detrimental or injurious to adjoining property. Legal home occupations must meet all of the following conditions:

- (1) Shall be conducted entirely within a completely enclosed structure.
- (2) The total floor area to be used for the home occupation shall not exceed twenty (20) percent of the total floor area of the principal building.
- (3) Shall have no outside storage of materials, goods, supplies or equipment.
- (4) Shall have no exterior advertisement, sign or display advertising the business on the premises.
- (5) Shall have no building alterations that will alter the residential character of the home. Shall engage in no activity that will indicate from the exterior of the structure that the premises are being used for anything other than a dwelling.
- (6) Shall not employ persons other than members of the immediate family or lawful occupants residing on the premises.
- (7) Shall have no toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials on the site for business purposes.
- (8) Shall not involve the exhibit or display of goods, wares or merchandise.
- (9) Sales incidental to a service shall be allowed; and orders previously made by telephone, internet or at a sales party may be filled on the premises.
- (10) Shall not create any condition that is offensive by reason of odor, noise, smoke, vibration, electrical interference, dirt, or heat in excess of those normally found in residential areas.
- (11) Shall not create a fire hazard, explosion or accumulation of pests, rodents, flies or vermin.

- (12) Shall not involve or include the repair or service of vehicles, internal combustion engines, large equipment or large appliances on the premises.
- (13) Shall not generate traffic or parking in greater volumes than normally expected in a residential neighborhood.

(Ord. No. 514-A, § 1, 6-8-67; Ord. No. 603-A, § 1, 12-30-68; Ord. No. 836-A, § § 1, 2, 3-26-73; Ord. No. 914-A, § 1, 8-12-74; Ord. No. 916-A, § 1, 8-19-74; Ord. No. 948-A, § 3, 3-31-75; Ord. No. 986-A, § 1, 12-30-75; Ord. No. 1001-A, § 1, 2-24-76; Ord. No. 1077-A, § 1, 5-23-77; Ord. No. 2033-A, 6-19-78; Ord. No. 2226-A, § 1(1), 12-22-80; Ord. No. 2418-A, § 1, 4-16-84; Ord. No. 2665-A, § 1, 6-13-88; Ord. No. 2715-A, § 1, 2-13-89; Ord. No. 2728-A, § 1, 5-22-89; Ord. No. 2816-A, § 1, 1-14-91; Ord. No. 3009-A, § 1A, 2-13-95; Ord. No. 3063-A, § 1, 2-26-96; Ord. No. 3172-A, § 1, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3412-A, § 1, 1-27-03; Ord. No. 3531, § § 1, 2, 11-28-05; Ord. No. 3581, § 1, 11-13-06; Ord. No. 3598, § 1, 2-26-07; Ord. No. 3593, § 1, 4-9-07; Ord. No. 3685, § 1, 11-12-07; Ord. No. 3692, § 1, 1-14-08; Ord. No. 3768, § 1, 3-22-10)