



- e) Drive-in establishments/uses employing loudspeakers shall not be operated between 10 p.m. and 6 a.m. if abutting a residential district.





Table 8.2: Stacking Space Schedule		
Use Type	Maximum Spaces	Measured From
Drive-Through Automatic Teller Machine (ATM)	4/Lane	ATM
Bank Teller Window	4/Window	Teller Window
Car Wash, Automatic	6/Stall	Entrance
Car Wash, Self Service	2/Stall	Entrance
Gasoline Pump Island	2/Pump Island	Pump Island
Laundry/Dry Cleaners	4/Drive Service Window	Service Window
Pharmacy	3/Drive Service Window	Service Window
Restaurant, Drive Through	8/Drive Service Window	Service Window
Other Uses	Determined by Community Development Director based on ITE Transportation and Land Development stacking standards.	



Sec. 8.10 – HOME-BASED BUSINESS

- 1) Purpose. The purpose of this section is to provide standards for the operation of home-based businesses in order to protect the residential character of the neighborhood, preserve property values, and prevent the hazards to persons and property that result from residential-commercial land use conflicts, plus clearly establishing the secondary or incidental status of the home-based business in relation to the primary use for dwelling purposes.
- 2) Classifications. Home-based businesses shall be either permitted uses or special exception uses consistent with *Table 4.3: Permitted and Special Exception Land Uses* and shall abide by the provisions of this section. Home-based businesses are classified as either Home Occupation or Home Business, and their requirements are described as follows:
 - a) General Requirements.
 -  i) Business Equipment. There shall be no equipment or process used in the home occupation or business which creates noise, vibration, glare, smoke, fumes, odors, electrical interference which is detectable at the property lines of the parcel on which the dwelling is located, or any other obvious objectionable activity.
 - ii) Operator. At least one (1) person residing within the dwelling must be the primary operator of the home occupation or business.
 -  iii) Outdoor Storage/Display. The home occupation or business must not involve any exterior storage of any kind, or the display of products, equipment or materials.
 - iv) Structural Alterations. The home occupation or business must not require any structural or aesthetic alterations to any structures that change its residential character.
 - (1) The dwelling shall not be altered in its appearance, and the home occupation or business shall not be conducted in such a manner as to differentiate the dwelling from the residential character of the area by use of colors, materials, construction, or lighting.
 - (2) The home occupation or business must not require increasing or enhancing the size,

capacity, or flow of the water, gas, septic, sewer, or electrical system beyond what is standard for a residence.

- (3) There shall be no alterations to the interior of the dwelling to accommodate a home occupation or business which would render the structure undesirable for residential use.
- v) Entrances. The home occupation shall not require any additional entrances to the structure.
 - vi) Deliveries. The home occupation or business must not require the use of commercial vehicles for pickup and deliveries other than from the U.S. Postal Service, UPS, and other express couriers.
 - vii) Restrictions. Where applicable, a home based business may be restricted or prohibited by a Home Owners Association, Restricted Covenants, or other deed restrictions which may impact the business. If prohibited by neighborhood development controls, the City may not authorize a home business use where it is not otherwise allowed.
- b) Home Occupation. Home occupations are those which meet the following standards; representing requirements which permit minimal business practices within residential zoning districts while maintaining residential character. Home occupations shall be permitted without City approval.
- i) Business Type. The home occupation shall not involve retail sales or manufacturing, and shall be limited to small home-office operations.
 - ii) Business Equipment. The equipment used for the home occupation shall be limited to computers, fax business office equipment.
 - (1) There shall be no electrical or mechanical equipment utilized in the home occupation which will create any visual or audible interference with radio or television reception.
 -  iii) Employees. The home occupation must not involve the on-site employment of any person other than those residing at the location of the home occupation.
 -  iv) Business Area. The home occupation must utilize no more than twenty-five (25%) percent (of the total floor area of the dwelling. The home occupation shall not be conducted in any accessory structure.
 -  v) Customers/Parking. The home occupation must not involve clients, associates, or persons shopping, meeting, or otherwise doing business at the location of the home occupation, and therefore not require the addition of any off-street parking spaces.
 -  vi) Signs. No signs of any type, including signs located on vehicles, shall be permitted advertising the home occupation.
- c) Home Business. Home businesses are those which meet the following standards; representing requirements which permit reasonable business practices in certain residential zoning districts while maintaining residential character. Home businesses shall be special exception uses as regulated in *Section 11.09 – Special Exception Procedure*, and shall therefore require a Special Exception Permit.
- i) Employees. The home business must not involve the on-site employment of more than one (1) person who does not reside at the location of the home business.
 - ii) Business Area. The home business shall be limited to the lesser of fifteen-hundred (1,500) square feet or twenty-five (25%) percent of the livable area for operation of the business, including storage, in the dwelling and/or any accessory structures.
 - iii) Customer/Parking. The home business must not require that more than two (2) additional parking spaces be added to the parcel on which the residence is located. All parking spaces





- shall be consistent with *Section 7.02 – Off-Street Parking and Loading*.
- iv) Signs. One (1) sign for the home business shall be permitted in accordance with the *Dallas Sign Ordinance*. The sign shall not exceed six (6) square feet and shall not be illuminated, animated, or flashing. No off-site signs shall be permitted.
 -  v) Commercial Vehicles. One (1) vehicle which does not exceed sixteen-thousand (16,000) pounds Gross Vehicle Weight is permitted.
 -  vi) Business activities shall be conducted above ground floor, with the exception of incidental storage or production associated with the Home Business.
- 3) Prohibited Home-Based Businesses. The following uses, by the nature of the investment or operation, have a pronounced tendency, once started, to increase beyond the limits specified above for Home Businesses and impair the use, value, and quiet enjoyment of adjacent residential properties. Therefore, the following uses or similar uses shall not be permitted as Home Businesses:
-  a) Auto/Vehicle Sales, Service and Repair
 - b) Barber/Beauty Shop greater than a one (1) chair operation
 - c) Commercial Kennel
 - d) Freight, Trucking
 - e) Heavy Manufacturing
 -  f) Landscaping/Nursery, Plant Materials
 - g) Restaurants, Eating or Drinking Establishments
 - h) Salvage Yards
 - i) Veterinary Clinic/Animal Hospital
 - j) Well Drilling/Contractor Storage Yard
 - k) Medical, Dental, Law, Insurance, or Real Estate Offices
 - l) Houses of Worship
 - m) Boarding House
 - n) Trailer Rentals
 - o) Welding Shops (not including private art studios)
 - p) Private Clubs
- 4) Special Exception Application Procedure. The special exception application procedure shall comply with *Section 11.09 – Special Exception Procedure*.
- 5) Interpretation. The Director of the Community Development Department, or other designated person(s), may determine to what extent any proposed or existing home occupation or home business is consistent with the requirements of this section. The decision made by the Community Development Director may be appealed to the Zoning Board of Appeals in accordance with *Chapter II: Administration*.

Table 8.3: Home Based Business Standards			
Performance Standards	R-1, R-2, R-3 MXU	TH, MF-1, MF-2	PUD ¹
Location of Operation			
located in accessory structure	No	No	No
located in residence	Yes	Yes	Yes
Customers			
client visits allowed	Yes	No	Yes
1 client vehicle at a time	Yes	No	Yes
2 client vehicles at a time	No	No	No
up to five client visits per day	Yes	No	Yes
up to ten client visits per day	No	No	No
Shipping Deliveries (excluding US Mail)			
up to 2 per day	Yes	Yes	Yes
Vehicular Size Limits			
equipment or delivery vehicles limited to a maximum of 2.5 tons	Yes	Yes	Yes
Maximum Area for Home Occupation			
25% of residential floor area	Yes	Yes	Yes
up to 1,500sf of an accessory structure	No	No	No
Animals			
small animal grooming/training, no boarding	No	No	No
small animal boarding	No	No	No
Non-Resident Employee Limits			
all employees must be residents	Yes	Yes	Yes
up to 2 non-resident employees allowed	No	No	No
¹ Standards of Table 8.3 apply to Planned Development unless otherwise provided in the PUD approval.			



Sec. 8.11 – NURSERIES AND GREENHOUSES

No commercial nursery or greenhouse structure shall be located closer than one-hundred (100) feet to any adjoining property used or zoned for residential purposes.

Sec. 8.12 – OUTDOOR SALES, DISPLAY, AND STORAGE STANDARDS

- 1) GENERAL PROVISIONS. The following shall apply to all districts whether the use is permitted, Special Exception, accessory, or temporary:
 - a) Approved and documented permanent outdoor sales, display, and storage areas shall be permitted accessory uses, tied to the primary use.
 - b) Outdoor sales, display, and storage shall not be located in any setbacks, easements, right-of-way, or off-street parking or loading areas.
 - i) Motor vehicle sales and display may be permitted in off-street parking areas.
 - c) Lighting shall comply with *Section 7.12 – Outdoor Lighting*.
- 2) Outdoor sales, display, and storage shall be located behind the front or exterior wall of the main building facing any street and shall comply with all lot requirements of this ordinance and with intersection visibility standards as set forth in *Section 7.04 – Sight Visibility*.