

**AN ORDINANCE AMENDING SECTION 153.001, Definitions regarding Customary Home Occupation operations ADOPTED BY THE DALLAS BOARD OF ALDERMEN 9/27/16**

**HOME, CUSTOMARY OCCUPATION.** A customary home occupation is an occupation or profession which is conducted entirely within a residential dwelling provided:

- (1) The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or adversely affect the character of the district of which it is a part.
- (2) Use of the dwelling for this purpose shall be limited to 25% of one floor of the principal building.
- (3) The home occupation shall be confined entirely to the principal building, and no accessory building or outside storage shall be used in connection with the home occupation.
- (4) Employment shall be limited to members of the family and one employee must reside in the dwelling. In no case shall more than two members of the family be engaged in home occupation.
- (5) No internal or external addition, alteration or remodeling of the dwelling is permitted in connection with the home occupation.
- (6) Chemical, mechanical, or electrical activities that creates odors, light emission, noises, or interference in radio or television reception detectable outside of the dwelling shall be prohibited.
- (7) No display of products shall be visible from the street, and only articles made on the premises may be sold;
- (8) Instruction in music, dancing and similar subjects shall be limited to two students at a time.
- (9) Only vehicles used primarily as passenger vehicles (i.e., passenger automobiles, passenger vans and passenger pick-up trucks) shall be permitted in connection with the customary home occupation. No more than two (2) vehicles shall be used in conjunction with the customary home occupation. No on-street parking shall be allowed. Parking in association with the customary home occupation shall only take place in the driveway, carport or garage.
- (10) The activity conducted as a home occupation shall be limited to the hours between 8:30 am. and 8:30 p.m.
- (11) One sign may be used to identify the customary home occupation. Such sign shall not exceed one and one-half square feet in area. No such sign shall be illuminated. Signs are also permitted on vehicles associated with the customary home occupation (also see Section 9).

(12) The following uses are permitted as customary home occupation:

- a) Accountant.
- b) Appraiser.
- c) Architect.
- d) Attorney.
- e) Beauty salon, barber shop. Limited to two chairs; all parking provided off-street and must meet respective State Board's requirements.
- f) Bookkeeper.
- g) Broker or agent: real estate, insurance, etc.
- h) Clock/watch repair.
- i) Commission merchant (Craig's list, Ebay, One Man's Junk, etc.). Mailing address and office only; takes order only; direct shipment factory to customers only; no stock in trade permitted.
- j) Computer and data processing.
- k) Contractor's office. Employees may not report in person to contractor's home for work assignments or to do work therein connected with the contracting business. No storage of supplies or equipment permitted.
- l) Consultant (financial, marketing, business, etc.).
- m) Dance studio.
- n) Detective
- o) Drafting service, blueprint. No reproduction equipment permitted.
- p) Dressmaker, tailor, alterations. No manufacture for stock in trade. No cleaning dyeing, or pressing by mechanically operated equipment.
- q) Engineer.
- ⇆ Fine arts studio. Creation of individual works of art only; no production works;
- s) Insurance agent.
- t) Interior decorator. Office and mailing address only; studio not permitted.
- u) Janitorial service office. Employees not to report in person to home for work assignments.
- v) Landscape garden office. Employees not to report in person to home for work assignments. No storage of supplies or equipment for the landscape business permitted.
- w) Mail order business. Office and mailing address only; take orders only direct shipment from the factory to customers only; no stock ~~in trade~~ permitted in the residence.
- x) Music recording studio. No sound audible from outside the residence is allowed.
- y) Music instruction or tutoring voice or instrument. No more than two students at one time.
- z) Photography studio.
- aa) Professional planner (weddings, special events, held off-site only).
- bb) Tax Preparation, CPA, Financial advisor/investor.
- cc) Travel agent.

hh) Tutoring and classroom instructions, craft related (knitting, crocheting, jewelry making, etc.), limited to five persons per class.

(12) The Development Services Director shall have the authority to allow a customary home occupation that is not listed above, provided the Director determines that the proposed use will be in harmony with all existing and potential nearby residential uses and meets all the criteria associated with the customary home occupation listed herein.

(13) A special permit issued by the Development Services Director is required for the conduct of any home occupation. The fee for such special permit shall be \$50.00. A special permit for a home occupation is not transferable. A new permit must be applied by each applicant and shall be subject to a new permit fee of \$50.00.

(14) Abatement. When any home occupation results in an undesirable condition interfering with the general welfare of the surrounding residential area, said home occupation may be terminated and the special permit revoked.

According to Town of Dallas Code 10.99, General Penalty, any person, firm or corporation violating any of the provisions of any section or division of this code of ordinances for which no other penalty is provided, or failing or neglecting or refusing to comply with same, shall, upon conviction, be guilty of a Class 3 misdemeanor and subject to a fine not to exceed \$50 or imprisonment not to exceed 30 days, and each day that any of the provisions of this code of ordinances are violated shall constitute a separate offense.