

Proposed Redlined HB 2464 Amendments to the Denton Development Code

Amend 5.2.A Table of Allowed Uses as follows:

Table 5.2-A: Table of Allowed Uses																	
P = permitted		S = specific use permit required						Blank cell = use prohibited				+ = use-specific standards apply					
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Accessory Uses																	
Home-Based Business Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4C

Amend Section 5.4.4 – Additional Standards for Specific Accessory Uses as follows:

C. **Home-Based Businesses Occupations.** Home-Based Businesses occupations shall comply with the following:

1. General.

a. A ~~H~~home-Based Business occupation shall be permitted only when it is an accessory use to a ~~single-family detached, duplex, or townhome dwelling unit~~ legally established residential use.

b. All Home-Based Businesses shall comply with the applicable standards of this DDC and the adopted Code of Ordinances. A home-occupation shall not involve any external structural alteration of the dwelling unit.

2. **Employees.** The ~~H~~home-Based Business occupation shall be operated by the owner or tenant of person(s) residing in the principal dwelling. No more than two employees that do not reside on the property shall be allowed on the premises at any given time.

3. **Patrons.** No more than four patrons shall be allowed on the premises at one time.

4. **Hours of Operation.** No home occupation shall remain open for visitation by patrons between the hours of 8:00 p.m. and ~~6~~8:00 a.m.

5. ~~No~~ **External Display of Products.** There shall be no external display of products ~~or any other externally visible evidence of the home-occupation~~ except for display of agricultural products in the Rural Residential Zoning District, which is limited to the following:

a. A maximum of 10% of the Front Yard, as defined in Section 9.2: Definitions, may be utilized for outdoor display of products.

b. External product display shall not obstruct safe vehicular or pedestrian passage; ingresses or egresses; nor shall displays obscure any sight visibility lines or sight visibility triangles contained in the Transportation Criteria Manual.

6. Outdoor Storage and Activities.

a. ~~No~~ Outdoor activities and storage of materials, goods, supplies, or equipment associated with a ~~H~~home-Based Business occupation shall be ~~allowed~~ screened from view of abutting properties and public rights-of-way.

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b. All outdoor activity shall comply with the Municipal Code of Ordinances. ~~All activities related to the home-occupation shall be operated entirely within the principal dwelling unit. Outdoor activities are strictly prohibited.~~

7. **Signage.** Home-Based Businesses ~~occupation~~ shall not be allowed to place an advertisement, sign, or display on or off the premises.

8. **Product Sales.** A Home-Based Business ~~occupation~~ may include the sale of products on the premises, provided compliance is maintained with all other standards in this subsection.

9. **Prohibited Equipment and Materials.** There shall be no chemical, mechanical, or electrical equipment on the premises, other than that normally found within a dwelling unit.

10. **Parking and Business-Related Vehicles (Vehicles Marked or Equipped Commercially).** No on-street parking of business-related vehicles shall be allowed at any time. No business vehicles larger than a van, panel truck, or pickup truck shall be permitted to park overnight on the premises. The number of business-related vehicles shall be limited to one.

11. **Allowable Home-Based Businesses Occupations.** Any use not listed in subsection (C)(12) below shall be deemed an allowable Home-Based Business ~~occupation~~ so long as one of the following criteria is met:

a. ~~The use is allowed pursuant to~~ included in Table 5.2-A: *Table of Allowed Uses*, ~~or and complies with the standards of this DDC~~

b. The use operates as a No-Impact Home-Based Business as defined in TLGC Section 229.902.

12. **Prohibited Home-Based Businesses Occupations.** The following ~~uses are examples of home-occupations that~~ activities shall be prohibited:

a. Alcohol ~~Retail~~ sales;

b. Sexually oriented businesses as defined by TLGC Section 243.002 ~~Medical doctors, or any practice of physical and/or medical application, including chiropractors;~~

c. All Industrial Uses listed in Table 5.2-A: Table of Allowed Uses ~~Dentists;~~

d. All Vehicular and Equipment Uses listed in Table 5.2-A: Table of Allowed Uses ~~Minor or major automobile or equipment repair;~~

e. Smoke Shops as defined in Section 9.2: Definitions ~~Commercial greenhouses or nurseries; and~~

f. Commercial Animal Services (Outdoor) as defined in Section 9.2: Definitions; and Animal grooming.

g. Boarding activities associated with Commercial Animal Services (Indoor) as defined in Section 9.2: Definitions.

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Amend Section 9.2: Definitions as follows:

~~Home Occupation~~ Home-Based Business: An occupation commonly carried on within a dwelling or accessory building by ~~members of the family occupying~~ owners or occupants of the dwelling. The use of the home as an occupation shall be incidental and subordinate to the use of the home as a dwelling.

Home-Based Business, No-Impact: A Home-Based Business that meets the criteria of a No-impact home-based business in TLGC Section 229.902(a)(3).