CITY OF FARMERS BRANCH TEXAS

CZO Amendment: Home Occupations

City Council

CITY OF FARMERS BRANCH| APRIL 16, 2024

Background:

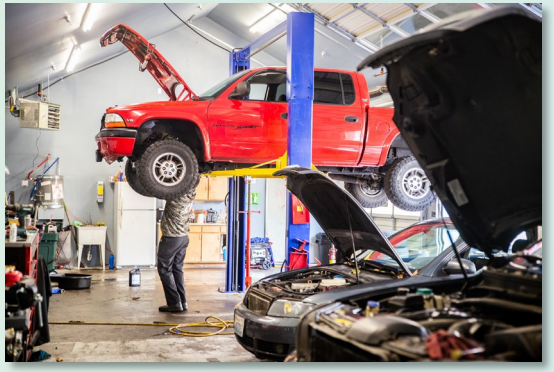
- Citizen concerns prompt Code Enforcement action.
- Discussed amendments to Chapter 26: Businesses.
- Home Occupation should be addressed through CZO by Planning.

Proposed Amendment:

- Create Subsection G. “Home Occupation” of Article 2.5 within the CZO.
- Establish “Performance Standards.”
- Remove existing definition of Home Occupation from Article 7.2.

Performance Standards

- Ensure home occupation remains an accessory use.
- Home occupation limited to residents of the main dwelling; no external employees.
- Shall not involve the installation or outside storage of any machinery, equipment, or materials.
- Parking allowed only in the resident driveway and adjacent curb.
- No change in the external appearance of the home.
- Examples of permitted and prohibited uses.



Use Examples

Permissible Uses:

a. *Music lessons and tutoring: 4 or fewer students.*
b. *Office for professions like notary public, accountant, etc.*
c. *Daycare: 6 or fewer children under 16.*
d. *Cottage food production complying with state law.*

Prohibited Uses:

a. *Motor vehicle work unaffiliated with main dwelling.*
b. *Instruction exceeding 4 students in dance, music, etc.*
c. *Dental or medical labs/offices.*
d. *Warehousing and distribution.*
e. *Barber shops and beauty salons.*

Farmers Branch 2045 Plan

- Periodic review and updates to CZO.
- Healthy mix of residential homes with appropriate accessory uses.
- Proposed ordinance in line with above goals.

P&Z Commission Recommendation

- Unanimous approval on March 25th.

Questions