

APPENDIX B – ZONING
5000 – SUPPLEMENTAL USE REGULATIONS

5100. - HOME OCCUPATIONS

Municode link: https://www.municode.com/library/tx/wichita_falls/codes/code_of_ordinances?nodeld=PTIICOOR_APXBZO_5000SUUSRE_5100HOOC

[Sec.] 5105. - Purpose.

The purpose of the home occupation provisions is to allow for the use of a portion of a residential structure for a nonresidential use which is clearly an accessory use to the existing residential use and does not change the residential character of the site and/or neighborhood. Sections 5100 through 5199 will be known as the home occupation provision of the zoning ordinance.

(Ord. No. 101-94, § 1, 8-2-1994)

[Sec.] 5110. - Applicability.

The home occupation provision shall be applicable only to single-family and multifamily zoning districts, and single-family residences or units originally designed as single-family dwellings in the residential mixed use district.

The director of community development or his designee shall have the responsibility of enforcement of the provisions shown herein.

(Ord. No. 101-94, § 1, 8-2-1994)

[Sec.] 5115. - Home occupation as accessory use only.

The home occupations shall be an accessory use to the residential use, and shall be conducted entirely within a dwelling unit which is the bona fide residence of the practitioner. A detached building may be used for the home occupation as long as the use of the structure maintains the same residential character as found with other structures in the same neighborhood and conforms with other requirements found herein.

If the practitioner has two or more residences on a single lot, a home occupation shall be limited to only one residence which is the bona fide residence of the practitioner.

(Ord. No. 101-94, § 1, 8-2-1994)

[Sec.] 5120. - Residential character to be maintained.

The residential character of the lot and dwelling shall be maintained by the following:

1. The exterior of the dwelling shall not be altered in any manner so as to accommodate a home occupation.
2. An accessory building may be added on the property to accommodate the home occupation if the accessory building maintains the same residential character as the primary structure.
3. No more than 25 percent of the total gross floor area, not to exceed 500 square feet, of the residential building may be used for the home occupation or associated storage not contrary to the regulations provided herein.
4. No equipment, material or merchandise associated with the home occupation shall be displayed or stored where visible from anywhere off the premises.
5. No signs advertising the home occupation shall be placed on the premises.
6. The home occupation shall not require or utilize pick-ups or deliveries by vehicles exceeding 19,000 pounds gross vehicle weight (GVW) to support the home occupation.
7. No chemicals, fuels or hazardous materials of any type will be stored on premises other than the amount normally associated with a typical residential use.

APPENDIX B – ZONING
5000 – SUPPLEMENTAL USE REGULATIONS

8. No outdoor lighting, intended for security or other reasons, shall be permitted to produce glare onto adjacent residential properties, or light onto adjacent residential properties greater than 0.3 footcandles as measured at the property line. For the purpose of this provision, glare is defined as the viewing of a light source to include the bulb and any associated reflector as part of a light fixture, or the reflected viewing of a light source from an object not associated with the light source.
9. No commercial vehicle exceeding 9,000 pounds gross vehicle weight (GVW) shall be permitted to park overnight on the premise of a home occupation or within the residential neighborhood.

(Ord. No. 101-94, § 1, 8-2-1994)

[Sec.] 5125. - Employment or participation limitations.

No person other than a family member who resides in the dwelling unit shall participate in the home occupation on the premises. The dwelling unit shall not be used as a place of congregation for work off the premises.

(Ord. No. 101-94, § 1, 8-2-1994)

[Sec.] 5130. - Use limitations.

Home occupations shall be subject to the following use limitations:

1. No direct selling of merchandise shall be allowed. However, storage of merchandise for delivery may be permitted subject to the following limitations:
 - A. Stored merchandise shall not be visible from anywhere off the premise.
 - B. Method of delivery or pick-up shall not be made by carriers exceeding 19,000 pounds gross vehicle weight (GVW).
2. No outdoor lighting, intended for security or other reasons, shall be permitted to produce glare or light onto adjacent residential properties.
3. The home occupation, structure used for the home occupation, or any situation as a result of the home occupation, shall not generate any noise, glare, odor, light, vibration, or like sensory impacts, not normally associated with a typical residential use, and for a length of time or frequency normally associated with a typical residential use, onto an adjacent residential property.
4. Garage sales shall be permitted no more than four times per calendar year, with such garage sales lasting no more than three consecutive days each time.
5. The amount of refuse generated by the home occupation, or the consumption of water, electricity or natural gas shall not be in excess of amounts typical of households in the same neighborhood.

(Ord. No. 101-94, § 1, 8-2-1994)

[Sec.] 5135. - Hours of operation.

The hours of operation shall be limited to no earlier than 8:00 a.m. and no later than 9:00 p.m.

(Ord. No. 101-94, § 1, 8-2-1994)