

# KEY EXCERPTS FOR HOME OCCUPATIONS

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## DEVELOPMENT CODE, Chapter 2 (Zoning Regulations) Article IV (Supplemental Regulations)

*Home occupations* means a business activity carried on in a dwelling in compliance with the provisions of the zoning regulations.

Home occupations are permitted as an Accessory Use within residential zoning districts with the following restrictions as outlined in the [Sugar Land, Texas Land Development Code](#):

### Sec. 2-194. Home Occupations

A Home Occupation is only permitted as an Accessory Use in a residential Dwelling if it meets the following conditions:

1. It is conducted wholly within the Principal Building;
2. It is not conducted within a Private Garage, whether attached or detached;
3. It does not depend on the employment of a person who does not reside in the residence;
4. A separate entrance is not provided for the conduct of the occupation;
5. An alteration is not made in the Dwelling that changes its character as a Dwelling Unit;
6. It does not use outdoor storage;
7. It does not involve more than 300 square feet of the area of the Dwelling Unit;
8. A Sign advertising the Home Occupation is not located on the premises;
9. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, three-quarter ton step-up van or similar sized trucks;
10. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the premises; and
11. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.

(As seen in Sec.2-194 of the Development Code)

## AT HOME CARE (IN RESIDENTIAL DISTRICTS)

### Permitted in ALL RESIDENTIAL DISTRICTS:

*Child Care Home* means a private residence where [state licensed](#) care, protection, and supervision are provided, for a fee, at least twice a week to not more than six children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40.

### Permitted in ALL RESIDENTIAL DISTRICTS only with the approval of a Conditional Use Permit (CUP):

*Child Care Center* means a facility, other than a public or private school, [licensed by the state](#) that provides, for less than 24 hours a day, care, training, education, custody, treatment or supervision for more than 6 children that are not related by blood, marriage, or adoption to the owner or operator of the facility.

Other related SIC classifications include:

- [8351](#) Child Day Care Services
- [8361](#) Residential Care, only in R-3 and R-4 with Conditional Use Permit

*(Note: Group Homes are regulated by the State of Texas and permitted in all residential districts)*

*(This information is designed to summarize key regulations for Home Occupations in Sugar Land, TX. It is not a substitute for becoming familiar with all of the information within the City of Sugar Land Development Code or Code of Ordinances, which can be found online at [www.sugarlandtx.gov](http://www.sugarlandtx.gov).)*