

# KEY EXCERPTS FOR HOME OCCUPATIONS

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## DEVELOPMENT CODE, Chapter 2 (Zoning Regulations) Article II (Zoning Districts and Land Uses)

*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. 2-71. - Residential Districts Permitted Uses and Parking Schedule

#### Residential District Supplemental Regulations

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.2-71 of the Development Code)

## AT HOME CARE (IN RESIDENTIAL DISTRICTS)

### Permitted in ALL RESIDENTIAL DISTRICTS:

**Child Care Home (≤6 Children)** means A dwelling where [state licensed](#) care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.

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

**Child Care Home (≥7 Children)** means A dwelling where [state licensed](#) care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.

Other related Land use classification include:

- **Child Care Facility, Daycare**

*(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).)*