

1.07.003. Employment Use Category.

The Employment use category consists of the use of buildings that primarily provide on-site occupations and space for administrative affairs of businesses, organizations, or government entities, and where products or services are of the nature that generally do not require frequent interactions with the clients, customers or patrons on the premises.

- A. *Home Occupation.* A business which is carried on entirely within a dwelling as an accessory use to the resident's principal use of the dwelling as a home.

SECTION 04. HOME OCCUPATIONS

3.04.001. In Business Districts.

All existing buildings located in a business district, either on the effective date of this ordinance or in the future, may be used as both a single-family dwelling and a business. Home occupations in business districts must meet the following requirements:

- A. There shall be no exterior storage of equipment or materials used in the home occupation at any time.
- B. The home occupation must be conducted entirely within a permanently enclosed building, except for those necessary outdoor activities related to a day-care nursery and seasonal receipt and delivery of packages. A private garage which is not completely enclosed shall not be utilized as part of a home occupation, except as to allow fitness activities and storage of packages or product.
- C. On-site parking in addition to that required for the dwelling shall not be required for those business uses which require three or fewer parking spaces.
- D. No automobile engine or small engine repair shall be permitted as a home occupation.

3.04.002. In Residential Districts.

Home occupations in all residential districts must meet the following requirements:

- A. The incidental use shall never be permitted as a principal use.
- B. No business shall be permitted that principally involves the resale of tangible personal property at the business.
- C. No manufacturing or industrial use shall be permitted.
- D. No barber shop, beauty shop, carpenter shop, electrician shop, plumber shop, radio shop, or sign painting business shall be permitted. No automobile engine or transmission, or small engine repair or service work shall be permitted as a home occupation.
- E. *Bed & Breakfasts.* A business providing tourist lodging services within rooms of a residence or within a separate accessory structure on the same lot. There shall be at least one On-site parking space per rental unit. A bed and breakfast does not have to be owner occupied or occupied at times other than its rental. The bed & breakfast must be registered with the City of Boerne and the State Comptroller's Office as a bed & breakfast and it must collect and pay the appropriate hotel/motel taxes. No new accessory structures will be permitted for additional rental units in a residentially zoned area.
- F. A Day Care shall be limited to a maximum of six children.
- G. All employees must reside on the premises.
- H. The home occupation use shall not utilize more than 25% of the gross floor area of the building.
- I. No construction features shall be permitted which are not customarily found in a dwelling.
- J. No signs identifying the home occupation shall be permitted, except that a single nameplate, not exceeding one square foot in area, may be attached flat to the main building.

- K. There shall be no exterior storage of equipment or materials used in the home occupation at any time.
- L. The home occupation must be conducted entirely within a permanently enclosed building, except for those necessary outdoor activities related to a day-care nursery and seasonal receipt and delivery of packages. A private garage which is not completely enclosed shall not be utilized as part of a home occupation, except as storage of packages or product.