

# Purpose

In an effort to maintain the residential character and quality of life currently existing in neighborhoods, the City of Coppell recognizes that there are some businesses or occupations that operate on such a small scale that they do not cause a problem to the surrounding neighborhood. Such occupations are considered Home Occupations and are permitted in residential areas under the regulations of the Comprehensive Zoning Ordinance.

The purpose of the Home Occupation Ordinance is to ensure the compatibility of home occupations with other uses permitted in the residential districts and to preserve the character of residential neighborhoods.

This brochure provides a summary reference guide and answers to commonly asked questions. For more information, contact the Planning Division at 972.304.3678



*A Family Community For A Lifetime*

For more information

call 972-304-3678

or visit our website at

<http://www.coppelltx.gov/government/departments/planning>



## Planning Division

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The City of Coppell

Home Occupation  
Guide



*A business occupation or activity conducted within a residence by the occupant shall have the following characteristics:*

1. The activity shall employ only members of the immediate family of the resident of the home.
2. There shall be no external evidence of the occupation detectable at any lot line. Evidence includes signs, displays, smoke, dust, noise, fumes, glare, vibration, electrical disturbance, storage of materials or equipment, traffic or parking of vehicles in a manner representing the conduct of a business.
3. The home occupation shall not have a separate entrance for the business and shall not include appointed visits by the general public.

*Any business, occupation or profession conducted within a residential home which does not meet the aforesaid characteristics shall therefore be ordered to cease to all such activity within the residence.*

**Q. Is the occupation an incidental and secondary use of the use of the dwelling as a residence?**

- If the home occupation requires more than one room, then it is likely that the occupation is not a secondary use, therefore the use would not be allowed by ordinance.

**Q. Is the occupation operated within the main structure?**

- The occupation cannot be operated outside of the main structure, and materials cannot be stored outside the main building, in the yard, or in a detached garage or shed. An additional room cannot be constructed to operate the occupation.

**Q. Can signage be used in order to advertise the business?**

- There shall be no advertising, display, or other indications of a home occupation on the premises.

**Q. May I hire additional persons as employee?**

- There shall be no on-site employment or use of labor from persons who are not bona fide residents of the dwelling unit.

**Q. Is the occupation use detrimental to the enjoyment of adjoining neighbors?**

- If the home occupational use causes smoke, an increase of traffic, or objectionable noise, then the use shall not be permitted.

**Q. Are there any uses that are would not be permitted as home occupations?**

- A number of uses including contractor shops, automobile repair, barber shops and beauty shops are not considered as home occupations. Other uses that would not qualify as home occupations are medical offices or similar office operations that depend on extensive client traffic to the premises.

**Q. Who handles violations of the home occupation ordinance?**

- The Building Inspection division will investigate and if the home occupation is determined as a nuisance, the property owner will be notified of the suspected violation and given a time frame to take corrective actions. Should the violations persist, a case may be filed in municipal court.

