

**City of San Antonio, Texas Unified Development Code**  
**Home Occupations**  
**Article 3: Zoning 35-380**  
**May 2005**

(a) General Requirements. Home occupations are permitted in any dwelling unit subject to the following provisions:

- (1) The appearance of the dwelling unit shall not be altered nor shall the home occupation be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, increased traffic or the emission of odors, sounds, or vibrations. The city's noise and nuisance regulations are also applicable.
- (2) No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- (3) The home occupation shall not involve the use of advertising signs on the premises or any other advertising media which calls attention to the fact that the dwelling unit is being used for a home occupation, with the exception of a telephone number listing. One (1) nameplate not exceeding one (1) square foot in area shall be allowed provided the nameplate is non-illuminated and attached flat to the dwelling unit or visible through a window.
- (4) The home occupation shall be conducted solely by resident occupants of the dwelling unit. No person not permanently residing on the premises shall be employed for hire or as a volunteer.
- (5) The home occupation shall be conducted entirely within the dwelling unit except for those necessary outdoor activities related to the care of children. No more than twenty-five (25) percent of the gross area of the dwelling unit shall be used for the home occupation. Use of accessory buildings, garages, or carports for a home occupation is prohibited.
- (6) The use of electrical or mechanical equipment that would change the fire rating of the dwelling or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- (7) The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.
- (8) No direct on-premises selling of goods shall be allowed; however, telephone soliciting is permitted.
- (9) No certificate of occupancy is required for a home occupation.

(b) Prohibited Uses. The following uses are prohibited as home occupations:

- (1) Vehicle painting, service, or repair.

(2) Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.

(3) Animal hospitals, kennels, stables, hospitals, or obedience/training schools.

(4) Restaurants, catering, or the preparation of food for resale.

(5) Furniture repair or upholstering.

(6) Teaching of music, art, dance, or exercise classes to more than two (2) students at any one time.

*(Editor's Note – Report any suspected violations to the City Code Compliance department.)*