

ORDINANCE 17A

BUSINESSES IN RESIDENTIAL AREAS

AN ORDINANCE OF THE CITY OF LOG CABIN TEXAS TO PROHIBIT RUNNING A BUSINESS IN A SECTION OF THE CITY THAT IS ZONED FOR RESIDENTIAL AND PROVIDING A PENALTY FOR VIOLATION. THE GENERAL WELFARE REQUIRES THAT THE INTERESTS OF THE CITIZENS CAN BE BEST SERVED BY ESTABLISHING THE CITY OF LOG CABIN AS A SINGLE-FAMILY RESIDENTIAL COMMUNITY.

SECTION I: GUIDELINES

No business, commercial enterprise, industrial concern, or agriculture business are permitted to function within the city limits unless a vendor permit is obtained from the City, where allowed on City property.

In pursuant to the authority delegated to the City by the Laws and Constitution of the State of Texas, the area bounded by the city limits of the City of Log Cabin, Texas. City of Log Cabin is designated as a single family dwelling residential area.

SECTION II: ALLOWANCES

A home occupation is a commercial use that is accessory to a residential use and must comply with this ordinance. The following details allowable home occupation uses and procedures:

- A. Home occupations where business is conducted strictly online are permissible.
- B. A home occupation must be conducted entirely within the dwelling unit or one accessory garage.
- C. Participation in a home occupation is limited to occupants of the dwelling unit, except that one person who is not an occupant may participate in a medical, professional, administrative, or business office if off-street parking is provided for that person.
- D. The residential character of the lot and dwelling must be maintained. A home occupation that requires a structural alteration of the dwelling to comply with a nonresidential construction code is prohibited. This prohibition does not apply to modifications to comply with accessibility requirements.
- E. A home occupation may not generate more than three vehicle trips each day of customer-related vehicular traffic.
- F. The sale of merchandise directly to a customer on the premises is prohibited.
- G. Equipment or materials associated with the home occupation must not be visible from locations off the premises.
- H. A home occupation may not produce noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, or waste run-off outside the dwelling unit or garage.
- I. A home occupation must not disturb the peace.

- J. Parking a commercial vehicle on the premises or on a street adjacent to residentially zoned property is prohibited.
- K. Advertising a home occupation by a sign on the premises is prohibited, except as provided under Ordinance 61 Signage. Advertising the street address of a home occupation through signs, billboards, television, radio, or newspapers is prohibited.

Allowable home occupations include but are not limited to the following examples:

- A. Where one creates crafts and/or items which are made inside in the home/building and not outside in the yard.
- B. Online businesses like Scentsy, Magic Chef, Tupperware, Mary Kay, etc.

SECTION III: NOT PERMITTED

Home occupations that are not allowed in the city limits includes the following but not limited to:

- A. animal hospitals;
- B. clinics, hospitals;
- C. hospital services;
- D. contractors yards;
- E. dance studios;
- F. scrap and salvage services;
- G. massage parlors other than those employing massage therapists licensed by the state;
- H. restaurants;
- I. cocktail lounges;
- J. rental outlets;
- K. equipment sales;
- L. adult oriented businesses;
- M. recycling centers;
- N. drop-off recycling collection facilities;
- O. an activity requiring an H-occupancy under Chapter 25-12, Article 1 (*Uniform Building Code*);
- P. automotive repair services; and
- Q. businesses involving the repair of any type of internal combustion engine, including equipment repair services.
- R. A business that is open to public traffic daily.

- S. Rental of equipment where it is stored on the property.

SECTION IV: EXEMPTIONS

The following exemptions are included but not limited to:

- A. Working for a company from home.
- B. Holding a meeting in a home for religious purposes.
- C. Holding a meeting in a home for political purposes.
- D. Having a meeting/gathering for social/family reasons.
- E. Garages sales. (See Ordinance 61 Signage)

SECTION V: SEVERABILITY

The provisions of this article are severable. If any provision of this article or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of applications of this article which can be given effect without the invalid provisions or application.

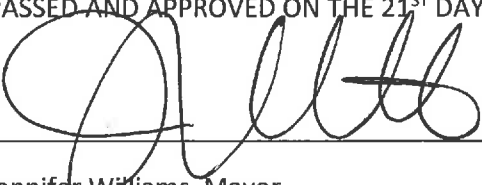
SECTION VI: NUISANCE

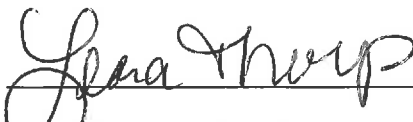
Any violation of this article is hereby declared to be a nuisance. In addition to any other relief provided by this ordinance, the city attorney may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this article. Such application for relief may include seeking a temporary restraining order, temporary injunction, and permanent injunction.

SECTION VII: PENALTY

Any person, corporation, or association violating any provision of this ordinance shall be deemed guilty of an offense punishable by a fine not to exceed \$500.00 per day. Each violation thereof shall be deemed a separate offense and shall be punishable accordingly.

PASSED AND APPROVED ON THE 21ST DAY OF OCTOBER 2021 BY THE LOG CABIN CITY COUNCIL.



Jennifer Williams, Mayor

Leana Thorp, City Secretary