

ORDINANCE NO. 168

AN ORDINANCE OF THE CITY OF COAHOMA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE APPLICABILITY OF THE DEFINITION OF "HOME OCCUPATIONS" UNDER ARTICLE 10 AS SHOWN IN SECTION 1 HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THE ORDINANCE WAS DISCUSSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council published notice of and held a public meeting regarding the amendment on July 18, 2024, and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the city to amend the applicability of home occupations in the city's zoning ordinance:

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COAHOMA, TEXAS:

Section 1. That, Article 10 of the Zoning Ordinance be amended as follows:

ARTICLE 10. HOME OCCUPATIONS

Purpose: The purpose of this section is to permit the conduct of home occupations within residential districts which are compatible with the neighborhoods in which they are located, as follows.

10-1.01. General Provisions

- A. Only the member of the immediate family occupying the dwelling shall be engaged in the home occupation;
- B. The home occupation may be conducted only within the enclosed area of the dwelling unit, or garage. No storage or display of materials, goods, or equipment related to the operation of the home occupation shall be visible outside any structure located on the premises;
- C. There shall be no exterior alterations which change the character of the dwelling unit and/or exterior evidence of the home occupation other than those signs permitted in the district or as shown in G below;
- D. No use shall create smoke, glare, noise, dust, vibration, fire hazard, electrical interference or any other nuisance not normally associated with the average residential use within the district;
- E. The home occupation shall not create any significant increase in vehicular flow or parking and shall not create greater pedestrian traffic than normal for the district;
- F. No home occupation shall cause a significant increase in the use of any utilities, or generate trash or refuse beyond the average of the residences in the neighborhood; and;
- G. No more than one (1) advertising sign with a maximum of four (4) square feet of a non-

illuminating nature may be placed on the premises.

Section 2. THAT, if any section, paragraph, sentence, clause, phrase, or word of this Ordinance be declared unconstitutional or invalid for any purpose, the remainder of this Ordinance shall not be affected thereby


Section 3. THAT, all ordinances or resolutions or parts thereof heretofore passed and adopted by the governing body of the City of Coahoma, Texas that are in conflict herewith, shall be and the same are hereby repealed to the extent of such conflict.

Section 4. THAT, this Ordinance shall become effective upon its passage in accordance with law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Coahoma on this 18th day of July, 2024.


Jay Holt, Mayor

ATTEST:


Tammy Griffith, City Secretary



