

### 3.1 HOME BUSINESS

The Woodlands Covenants prohibit business use of a single family lot without approval by the DSC or DRC.

#### I. DEFINITIONS

##### HOME BUSINESS:

A home business is a profession or home industry conducted in or on any part of a Lot or in any Improvement thereon on the property that is to be used in whole or in part for the conduction of a profession or home industry.

##### GARAGE SALES

A *garage sale* is any sale to the public of household or personal articles or other goods or merchandise, held on a single family lot. Garage sales include events advertised as a "garage sale," "patio sale," "moving sale," "yard sale," "estate sale," "craft sale," "craft demonstration," "trunk sale," "by invitation only sale" or other similar term.

##### SHORT TERM RENTALS:

Includes any Single Family Dwelling rented for monetary consideration for a period of time less than thirty (30) consecutive days, not including a residency unit or hotel.

##### A DESIGNATED RESPONSIBLE PARTY:

Is a person located in the local area who is available to immediately respond to any issues arising from the Short-Term Rental, whether it be related to guests, public safety, utility or other municipal parties.

##### A RESIDENT:

- Is considered each person domiciled on any part of the Assessable Property who is a lessee pursuant to a written or oral lease.
- Is considered, each owner of a Unit within the Property.

#### II. GENERAL REQUIREMENTS:

A home business may be approved by the Plan Review Committee only if:

- The lot and improvements are used primarily for residential purposes by the business owner/operator.
- The street address of the home business is not advertised in a public medium (e.g., newspaper, radio, internet, television, yellow pages or trade journals) or in any public manner.
- No more than 25 percent of the floor area of the dwelling or 50 percent of the floor area of the garage is used for a business related activity (storage of materials or equipment, office use, etc.).
- The home business does not employ or contract with persons not living at that location but who work at or travel to the home in connection with the business.
- The home business does not have clients, customers or other persons who frequently travel to the home in connection with the business.
- The home business does not cause noise, dust, light, vibration, odor or pollutants that emanate onto any adjacent property in an amount that does or may reasonably constitute a nuisance to an adjacent property owner.

- The home business does not have trucks, tractor-trailer cabs or trailers or other business vehicles, equipment or supplies openly parked or stored upon the property or adjacent streets or properties.
- All parking is restricted to the driveway of the home.
- The home business does not have any sign or other writing on the lot displaying the name or identity of the home business that is visible from any street except customary signs attached to a vehicle and that do not include the home address.
- The home business is not conducted upon any portion of the lot that is visible from a public or private street.
- The home business is compatible with and does not infringe upon the residential character of the surrounding neighborhood.

***This list is not all-inclusive.***

### III. SHORT TERM RENTAL REQUIREMENTS

In addition to the general requirement list above. A home business for a short term rental will only be considered for approval by the Plan Review Committee if:

- A designated responsible party is established on the application and consent to availability at any time during any hours of operation of a short term rental.
- A designated responsible party *must provide the following information:*
  - a. Address
  - b. Email Address
  - c. Telephone Number
  - d. Alternate Number
- The property owner and Designated Responsible Party must sign the application and agree to the terms of The Residential Development Standards and any conditions of approval, if approved.

### IV. PROHIBITED

The following items are prohibited and variances will not be granted from this Standard:

- Garage sales
- Short Term Rentals rented exclusively for the purpose one evening.
- Short Term Rentals rented exclusively for the purpose of an event, including but not limited to, ceremonies, parties or receptions.
- All parking on the street for the purpose of a home business operation.

### V. NO WAIVER

Approval of a home business is not an approval of any remodeling work or a waiver of any other provision of the Covenants or these Standards. Plans must be submitted and approved for any remodeling or alterations to any structure and the provisions of the Covenants and these Standards, e.g., good property maintenance, parking, the requirement of a two car garage and maximum living area, must be met. Commercial type businesses are not permitted.

## APPROVALS

### Committee Approval

All home businesses must be reviewed and approved in advance by the DSC, DRC or its designee.

Upon review of home business, approval will be for a period not to exceed two years or for a period as determined by the DSC or DRC and is subject to revocation by the committee at any time. Additionally, a home business is subject to revocation if a violation of these Standards occurs.