

**Chapter 225**  
**HOME OCCUPATIONS**

**225.01 Purpose**

**225.02 Type I Minor Home Occupations**

**225.03 Type III Major Home Occupations**

**225.01 Purpose.** The purpose of this Chapter is to detail the standards and procedures for home occupations. Home occupations can be permitted through either a Type I or a Type III procedure. The intent of permitting home occupations is to:

- A. Encourage economic development in the County by promoting home occupations;
- B. Reduce vehicle miles traveled by providing opportunities for people to work from their homes;
- C. Recognize the differences between residential communities, and provide standards for home occupations consistent with these differences;
- D. Ensure the compatibility of home occupations with other uses permitted in the underlying zoning district;
- E. Maintain and preserve the character of the community and residential neighborhoods; and
- F. Mitigate noise, traffic and other possible negative effects of home occupations.

**225.02 Type I Minor Home Occupations.** Type I Minor Home Occupations exhibit no evidence that a business is being conducted from the premises.

- A. Type I Minor Home Occupation permits may be obtained via the Type I Procedures outlined in Section 115.05.
- B. Type I Minor Home Occupations shall comply with the following standards:
  - 1. Location. Any property in residential use. The home occupation shall be limited to the parcel the dwelling is located on.
  - 2. Scale. A Type I Minor Home Occupation shall be conducted within a dwelling and shall be clearly incidental to the use of the structure as a dwelling. Incidental use of accessory structure space is allowed, but is limited to, storage purposes only.
  - 3. Character. There shall be no visible evidence of the conduct of a Type I Minor Home Occupation from outside the dwelling except as otherwise allowed by this Section, except for signs permitted, pursuant to Chapter 730.
  - 4. Participants. No persons other than members of the immediate family residing on the premises shall be employed in the operation of the Type I Minor Home Occupation. In the Exclusive Farm Use zone, that shall be limited to no more than five full- or part-time employees.
  - 5. Storage. There shall be no outside storage associated with a Type I Minor Home Occupation.

6. Display of Products. There shall be no display of products visible from outside an enclosed building space.
7. Traffic.
  - a. Delivery services shall be limited to no more than five business deliveries per day.
  - b. Customer/client traffic shall be limited to a maximum of ten trips per day.
8. Parking.
  - a. No vehicles associated with a Type I Minor Home Occupation shall be stored, parked, or repaired on public rights-of-way.
  - b. The maximum number of customer or client vehicles that are associated with a Type I Minor Home Occupation and located on the subject property shall not exceed four at any time.
9. Noise, Equipment, and Process Restrictions. A Type I Minor Home Occupation shall not create noise, vibration, glare, fumes or odor that exceeds normal residential activity.
10. The Home Occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.

**225.03 Type III Major Home Occupations.** All Major Home Occupations shall be reviewed as a Conditional Use. Type III Major Home Occupations may show evidence that a business is being conducted from the premises. Type III Major Home Occupations may be located on properties where the majority of abutting properties are greater than two acres.

- A. Type III Major Home Occupation permits may be obtained via the Type III Procedures outlined in Section 115.07. Type III Major Home Occupation permits also require valid Conditional Use Permits as per the requirements of Chapter 210.
- B. Type III Major Home Occupations shall comply with the following standards:
  1. Location. The home occupation shall be limited to the parcel the dwelling is located on unless use of an additional parcel(s) is expressly approved.
  2. Operator. The operator of a Type III Major Home Occupation shall reside in a dwelling on the subject property.
  3. Employees. There shall be no more than five full- or part-time employees.
  4. The Home Occupation shall be operated substantially in the dwelling or accessory space as described in subsection (4) of this Section.
  5. Accessory Space. In addition to the incidental use of the dwelling, the maximum square feet of accessory space that may be used for a Type III Major Home Occupation shall be determined by the Planning Commission. In the case of a bed and breakfast homestay, use of the dwelling is not

required to be limited to incidental use. In the Exclusive Farm Use zone, accessory buildings used are limited to other buildings normally associated with the uses permitted in the zone.

6. Nothing in this Section authorizes construction of any structure that would not otherwise be allowed in the zone in which the home occupation is established.
7. Noise. All noise associated with the use shall not exceed normal residential use between the hours of 8 am and 6 pm, unless otherwise specified in a Conditional Use Permit.
8. Equipment and Process Restrictions. A Type III Major Home Occupation shall not create vibration, glare, fumes or odors between 8:00 a.m. and 6:00 p.m. that exceed normal residential activity, unless allowed by the Conditional Use Permit.
9. Outside Storage. No display of goods or merchandise externally shall occur except as specifically allowed by the Conditional Use Permit.
10. Signs. Signs shall be permitted, pursuant to Chapter 730.
11. Traffic. A Type III Major Home Occupation shall not generate more than 40 vehicle trips per day.
12. Parking.
  - a. No vehicle associated with a Type III Major Home Occupation shall be stored, parked or repaired on public rights-of-way.
  - b. The maximum number of vehicles that are associated with a Type III Major Home Occupation and located on the subject property shall not exceed 20 at any time, including, but not limited to, employee vehicles, client vehicles and vehicles to be repaired.
  - c. Vehicles to be repaired shall be located within an enclosed building or in an area not visible from off the subject property.
  - d. Parking spaces needed for employees or clients of a Type III Major Home Occupation shall be provided in defined areas of the subject property.
13. Hazards. If a Type III Major Home Occupation use will alter the occupancy classification of an existing structure as determined by the building official, then the structure shall be made to conform with the State of Oregon Specialty Codes and/or One and Two Family Dwelling Code and the requirements of the State Fire Marshal or the local fire district.
  - a. Hazardous materials to be used or stored on the subject property shall comply with the quantities and manner required by state and federal standards.
14. Access. The subject property must have verified legal access.
15. The Home Occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.
16. The existence of home occupations shall not be used as justification for a zone change.