

Chapter 18.78: HOME OCCUPATIONS

18.78.010 Purpose.

Home occupations are activities accessory to uses in the residential districts. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the home occupations remain subordinate to the residential uses, and that the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effects on the surrounding neighborhood.

18.78.020 General Standards.

- A. Home occupations may be established only when they are incidental to the use of the premises as a dwelling place.
- B. Home occupations shall be staffed only by residents of the dwelling. No non-resident employees may be employed in a home occupation.
- C. Bed and breakfast facilities are exempt from the regulations of this chapter.
- D. Family daycare for up to twelve (12) children, including the children of the provider, is exempt from the regulations of this chapter as required by ORS 657A.440.

18.78.030 Home Occupation Permit

- A. Purpose. Permits for home occupations must be obtained from the City prior to their establishment, to ensure the following:
 - 1. That the applicant is aware of the provisions of this chapter which govern accessory home occupations;
 - 2. That the City has all information necessary to evaluate whether the proposal initially meets and continues to meet code regulations; and,
 - 3. That the distribution and location of home occupations can be documented.
- B. Procedure.
 - 1. A home occupation permit will be issued by the City for a two (2) year period.
 - 2. It is the responsibility of the applicant to renew the permit every two (2) years.
 - 3. The applicant shall submit an application on a form provided by the City demonstrating how the proposed home occupation complies with the requirements of this chapter.
- C. Revocation.
 - 1. Home occupation permits may be revoked for failure to comply with the requirements of this Chapter. When a home occupation permit has been revoked, a new home occupation permit will not be issued to the applicant or other persons residing with the applicant for a period of ninety days. For a second or subsequent revocation of a home occupation permit, a new home occupation permit will not be issued to the applicant or other persons residing with the applicant for a period of one year.

18.78.040 Use-Related Regulations.

A. Allowed uses:

1. The intent of the regulations of this chapter is to establish performance standards for all accessory home occupations rather than to limit the allowed uses to a specific list.
2. Uses, which comply with the standards of this chapter, are allowed by right unless specifically listed in Subsection B. below.

B. Prohibited uses:

1. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts, as an occupation, is prohibited.
2. Accessory home occupations may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.
3. Home occupations are prohibited in a residence with an accessory dwelling unit.

C. Retail sales - Retail sales of goods must be entirely accessory to any services provided on the site (such as hair care products sold as an accessory to hair cutting).

D. Number of home occupations – No more than one home occupation may be established per dwelling unit.

18.78.050 Site-Related Standards.

A. Signs. Signs pertaining to the home occupation are prohibited.

B. Outdoor activities.

1. All activities must be in completely enclosed structures.
2. Exterior storage or display of goods or equipment is prohibited.

C. Appearance of structure and site.

1. The dwelling and site must remain residential in appearance and characteristics.
2. Internal or external changes, which will make the dwelling appear less residential in nature or function, are prohibited.
3. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting.

18.78.060 Impact-Related Standards.

A. Nuisances - Home occupations are subject to the provisions of Chapter 8.05, regarding nuisances.

B. Hazardous substances. Hazardous substances are prohibited, except at the consumer commodity level.

C. Noise. No home occupation may generate noise exceeding 50-dBA measured from any point on the perimeter of the property. Home occupations that propose to generate noise or propose to use power tools must document in advance that the noise level will not exceed this standard.

D. Trucks and vehicles.

1. Subject to the provisions of subsection (2), below, no more than two (2) trucks or commercial vehicles associated with the home occupation may be parked at the site.
2. No vehicle which requires a commercial driver's license to operate may be parked at the site.
3. No heavy equipment may be parked or stored at the site.

E. Deliveries.

1. Truck deliveries or pick-ups of supplies or products, associated with business activities, are allowed at the home only between 9 am and 5 pm.
2. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.

F. Customers.

1. No more than eight (8) customers or clients may visit the site in any single day.
2. Customers or clients may visit the site only during the hours of 8 am to 8 pm.