



**LAND USE APPLICATION
CONDITIONAL USE REQUEST**
Supplemental Information
HOME OCCUPATIONS

Conditional Use: EFU, SF-40, FU, FR, RR, SR, SR-1A

In addition to the general criteria and conditions set forth in Article 6.020 and 6.030, the following additional standards are required by the County and State:

Standards for home occupations required by the Morrow County Zoning Ordinance 6.050(G):

1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted only by the resident of such dwelling within the same dwelling or in an accessory building on the same or adjacent property. (In **SR Zoning**, a home occupation shall be conducted in a structure accessory to the dwelling.)
2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved by the Planning Commission. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.
3. One non-illuminated sign, not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted.
4. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.
5. No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.
6. Retail sales shall be limited or accessory to a service.
7. No persons shall be employed except members of the immediate family.
8. The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.

Additionally, in the EFU Zone - 3.010(D)(19):

1. On High Value Lands:
 - A. Home occupations may only be authorized in an existing dwelling and structures accessory to an existing dwelling.
 - B. Home occupations may not be authorized in structures accessory to resource use.
 - C. A home occupation located on high-value farmland may employ only residents of the home.

2. On all other EFU lands:
 - A. A home occupation shall be operated by a resident or employee of a resident of the property on which the business is located.
 - B. A home occupation shall employ on the site no more than five full time or part time persons.
 - C. The home occupation shall be operated substantially in the dwelling; or other buildings normally associated with uses permitted in the zone in which the property is located.
 - D. The home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.
 - E. Construction of a structure that would not otherwise be allowed in the zone is not permitted.

Standards for home occupations required by the Oregon Revised Statutes:

ORS 215.448: Home occupations; parking; where allowed; conditions.

- (1) The governing body of a county or its designate may allow, subject to the approval of the governing body or its designate, the establishment of a home occupation and the parking of vehicles in any zone. However, in an exclusive farm use zone, forest zone or a mixed farm and forest zone that allows residential uses, the following standards apply to the home occupation:
 - (a) It shall be operated by a resident or employee of a resident of the property on which the business is located;
 - (b) It shall employ on the site no more than five full-time or part-time persons;
 - (c) It shall be operated substantially in:
 - (A) The dwelling; or
 - (B) Other buildings normally associated with uses permitted in the zone in which the property is located; and
 - (d) It shall not unreasonably interfere with other uses permitted in the zone in which the property is located.
- (2) The governing body of the county or its designate may establish additional reasonable conditions of approval for the establishment of a home occupation under subsection (1) of this section.
- (3) Nothing in this section authorizes the governing body or its designate to permit construction of any structure that would not otherwise be allowed in the zone in which the home occupation is to be established.
- (4) The existence of home occupations shall not be used as justification for a zone change.