

Zoning Ordinance

Section 1004.00 - Home Occupations

[Last amended 09/02/04, Ord. 746]

Section [202.00](#) of the Yamhill County Zoning Ordinance lists the following definition of Home Occupation:

HOME OCCUPATION: An activity involving off-site sales, the manufacture of a product or the provision of a service carried on in compliance with Section 1004 of this ordinance by a resident of the property on which the business is located. "Home occupation" does not include the retail sale of products unless such sales are secondary to the primary home occupation use.

1004.01 Standards and Limitations

Except as provided in the Minor Home Occupation standards listed in Subsection 1004.01, the following standards and limitations shall apply to home occupations:

- A. The home occupation will be operated by a resident of the property on which the business is located.
- B. The home occupation will employ on the site no more than five full or part-time employees. [Amended 8/13/98, Ord. 657]
- C. The home occupation will be operated substantially in the dwelling or in other buildings normally associated with uses permitted in the zone in which the property is located. [Amended 8/13/98, Ord. 657]
- D. The home occupation will not unreasonably interfere with existing uses on nearby land or with other uses permitted in the zone in which the property is located. [Amended 8/13/98, Ord. 657]
- E. No more than one (1) home occupation shall be permitted in conjunction with any dwelling or parcel. Activities which are substantially different in nature shall be considered separate home occupations.
- F. A home occupation shall not be used to permit construction of any structure that would not otherwise be allowed in the zone in which the home occupation is established, nor shall a home occupation be used as justification for a zone change.
- G. The total area used for outdoor storage shall not exceed the allowable parcel coverage in the zone in which the home occupation is established.

- H. There shall be no visible evidence of the conduct of a home occupation from any road or adjacent property, other than permitted signs. Any outdoor storage or outdoor work areas shall be effectively screened by vegetation or by a sight obscuring fence.
- I. A home occupation shall not generate noise, vibration, glare, fumes, odor, electrical interference or other disturbance beyond what normally occurs in the applicable zoning district.
- J. A home occupation shall not generate traffic or parking beyond what normally occurs in the applicable zoning district.
- K. Off-street parking spaces shall be provided for clients or patrons and shall not be located in any required yard. [Amended 8/13/98, Ord. 657]
- L. One (1) on-premise sign shall be permitted in conjunction with a home occupation, subject to the sign provisions set forth in Section [1006](#).
- M. The nature of a proposed home occupation shall be specified at the time of application. Any proposed change in the nature of an approved home occupation shall require a new conditional use permit. Any departure from the uses and activities initially specified shall be considered grounds for revocation of the conditional use permit.
- N. A permit for a home occupation shall be deemed personal to the applicant and shall not run with the land. Upon notification by the county such permit shall expire two (2) years from the date of issuance, at which time the permit may be renewed by the Director upon a finding that the requirements of this ordinance are being met. A fee for renewal of the permit may be imposed by the Director.
- O. A condition of approval may be placed on a home occupation requiring a review every 12 months following the date the permit was issued. The home occupation may be renewed if it continues to comply with the requirements of this ordinance and any other conditions of approval. [Amended 8/13/98, Ord. 657]
- P. Pursuant to the nonconforming use provisions of Section [1205](#) of this ordinance, any proposed expansion or change in the nature of a home occupation in operation prior to adoption of this ordinance shall be subject to the requirements of this section and shall require a conditional use permit. In the event of denial of such an application, the home occupation shall be allowed to continue at its original scale and nature as a nonconforming use.
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1004.02 Minor Home Occupations

Minor Home Occupations may be established within an existing dwelling provided it satisfies the following standards

- A. Minor Home Occupation shall be conducted within a dwelling and shall be clearly incidental to the use of the structure as a dwelling.
- B. There shall be no visible evidence of the conduct of a Minor Home Occupation from any road or adjacent property, other than permitted signs.
- C. There shall be no outside storage associated with a Minor Home Occupation.
- D. A maximum of two full or part time employees, in addition to members of the immediate family residing on the premises, shall be employed in the operation of the Minor Home Occupation.
- E. There shall be no display of products visible from outside an enclosed building space.
- F. The maximum number of client vehicles that are associated with a home occupation and located on the subject property shall not exceed two at any time.
- G. A maximum of two off-street parking spaces shall be provided for clients or patrons and shall not be located in any required yard.
- H. A Minor Home Occupation shall not create noise, vibration, glare, fumes or odor detectable to normal sensory perception off the subject property.
- I. A Minor Home Occupation shall not create visual or audible electrical interference in any radio or television off the subject property or cause fluctuation in line voltage off the subject property.
- J. A Minor Home Occupation does not allow the repair of motor vehicles.
- K. A bed and breakfast does not qualify as a Minor Home Occupation.
- L. A Minor Home Occupation is limited to one on-premise sign of up to six square feet.

[1004.02 Added 9/2/04, Ord. 746]

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