

### **What qualifies as a limited home occupation?**

Some example of businesses that might qualify as limited home occupations include:

- a home office;
- dress-making or alterations
- a mail-order fly-tying business
- free-lance photography (but not studio photography)

Any business with on-site employees, outbuildings, heavy equipment needs or involving on-site retail sales does not qualify as a limited home occupation.

### **What qualifies as a home occupation?**

Some examples of businesses that might qualify as home occupations include:

- a small cabinet shop with fewer than five employees;
- automobile detailing (one car at a time);
- Catering business with fewer than five employees

Any business with more than five on-site employees or involving on-site retail sales does not qualify as a home occupation. A home occupation is subject to rigorous standards aimed at preventing it from becoming a nuisance in its neighborhood. Briefly, these standards address:

- parking;
- number of vehicles;
- modifications to the dwelling;
- outdoor storage;
- smoke, noise, vibration;
- exterior lighting;
- signs;
- on-site retail sales;
- impacts on adjacent forest lands;
- annual compliance reports



### **CLATSOP COUNTY LAND USE PLANNING**

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# **HOME OCCUPATIONS**

### **CLATSOP COUNTY LAND USE PLANNING**

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## HOME OCCUPATION

Clatsop County allows home occupations in residences throughout the unincorporated areas of the County through a permitting process. A home occupation, also sometimes known as a cottage industry, is simply a business operated out of a residence.

The county recognizes two classes of home occupations:

**HOME OCCUPATION:** Any occupation or profession carried on by a member of the family residing on the premises, if the occupation or profession:

- a. Will be operated by a resident of the property on which the business is located and the resident files an annual report verifying that the home occupation complies with the conditions originally imposed;
- b. Will employ no more than five full- or part-time persons;
- c. Will be operated in the dwelling or in other buildings normally associated with uses permitted in the zone in which the property is located;
- d. Will not interfere with existing uses on nearby land or with other uses permitted in the zone in which the property is located,

- and
- e. Will comply with all permit conditions and applicable performance standards.

**HOME OCCUPATION, LIMITED:** Any lawful activity commonly carried on within a dwelling by a member or members of a family -- no employee or other person may be engaged in the activity -- and in which the activity is secondary to the use of the dwelling for living purposes; provided that the home occupation:

- a. Be operated in its entirety within the principal dwelling;
- b. Not have a separate entrance from outside the building;
- c. Not involve alteration or construction not customarily found in dwellings;
- d. Not use any mechanical equipment except that which is used normally for purely domestic or household purposes;
- e. Not use more than 25% of the total actual floor area of the dwelling;
- f. Not display or create outside the structure any external evidence of the operation of the home occupation except for one non-illuminated, non-illuminated wall sign no larger than one square foot.

Generally, the limited home occupation is permitted as an outright use in most of the county's residential zones. The full home occupation is usually allowed as a conditional use.

This table shows how home occupations and limited home occupations are treated in Clatsop County's residential, forest and agriculture zones.

	Home Occupation	Limited Home Occupation
<b>RSA-SFR</b>	Bed and breakfast only	Bed and breakfast only
<b>RSA-MFR</b>	Conditional use	Permitted Use
<b>CR</b>	Bed and breakfast only, as a conditional use	Bed and breakfast only, as permitted use
<b>SFR-1</b>	Bed and breakfast only, as a conditional use	Bed and breakfast only, as permitted use
<b>RA-1</b>	Conditional use	Permitted Use
<b>RA-2</b>	Conditional use	Permitted Use
<b>RA-5</b>	Conditional use	Permitted Use
<b>CBR</b>	Not permitted	Permitted Use
<b>AF-20</b>	Conditional use	Permitted Use
<b>AF-38</b>	Conditional use	Permitted Use
<b>F-80</b>	Conditional use	Not permitted
<b>EFU</b>	Not permitted	Conditional use

**For more information,  
or to schedule  
a pre-application conference,  
please contact  
Clatsop County Land Use Planning  
at 503-325-8611**