



**Marion County**  
OREGON

## Operating a Business Out of Your Rural Home



### Regulations for home occupations in rural Marion County

Marion County Planning Division  
5155 Silverton Rd. NE, Salem OR 97305  
(503) 588-5038 Fax (503) 589-3284  
email: [planning@co.marion.or.us](mailto:planning@co.marion.or.us)

#### What is a “home occupation”?

According to the Marion County Rural Zone Code Chapter 17.110.270 a home occupation is, “...any business or professional activity engaged in the production of income by a resident of a dwelling or dwelling unit as a subordinate use of the building and its premises...”

#### What are the regulations for operating a Home Occupation in rural Marion County?

Regulations are based on the zone your property is located in. It also depends on whether it is a limited home occupation, conditional home occupation, home occupation in a resource zone, or a home office in a resource zone.

“Limited Home Occupation” – is permitted subject to meeting certain standards that are quite restrictive but does not require additional land use approval. The standards include:

- The home occupation is for the resident(s) of a dwelling on the property as a secondary use with no more than one person (includes volunteer, nonresident employee, partner or any other person).
- The home occupation shall not create any offensive noise, odors, vibration, fumes, smoke, fire hazard, or electronic, electrical, or electromagnetic interference.
- No sign displayed on the premises except as allowed in Chapter 17.191.
- Must be conducted entirely within the dwelling or any attached garage.
- Total floor area for a home occupation shall not exceed 800 sq. ft.
- No structural alterations shall be made to the dwelling or attached garage that would

be inconsistent with future use as a dwelling.

- No alteration to or use of the premises that would reduce the number of required on-site parking spaces.
- No visits by suppliers shall occur.
- Customers shall be limited to 8:00 a.m. through 8:00 p.m.
- Retail and wholesale sales that do not involve customers coming to the property, (Internet, telephone, mail order off-site sales, and incidental sales related to the home occupation) are allowed. No other sales are permitted.
- No outside storage or display of materials, equipment, or merchandise used in, or produced in connection with, the limited home occupation.
- The property, dwelling or other buildings shall not be used for assembly or dispatch of employees to other locations.
- No more than one commercial vehicle in conjunction with the home occupation.

“Conditional Home Occupation” – is permitted upon approval of a Conditional Use permit. These are generally less restrictive than the Limited Home Occupation, but do require approval of the Conditional Use permit, first. Conditions imposed generally include those for a Limited Home Occupation and:

- The home occupation may employ no more than two persons (includes volunteer, nonresident employee, partner or any other person).
- Will not significantly interfere with other uses permitted in the zone where the property is located.

- A sign shall meet the standards in Chapter 17.191.
- Total floor area devoted to a home occupation shall not exceed 500 sq. ft. in a residential zone, except in the AR zone where 1,500sq. ft. is the maximum.
- Customers and suppliers are limited to 8:00 a.m. to 8:00 p.m. These limitations do not apply to a bed and breakfast as defined in MCC 17.110.108.
- Deliveries to or from the dwelling shall not involve a vehicle rated at more than one ton.
- Where a home occupation involves deliveries, one off-street loading space shall be provided. If visits by customers occur, two additional off-street parking spaces shall be provided if the street along the lot frontage does not provide paved area for at least two parallel parking spaces. During normal loading/unloading or customer parking periods, off-street loading and parking spaces shall be reserved exclusively for that use.

Home Occupations in the County's resource zones (Exclusive Farm Use, Farm/Timber, Special Agriculture and Timber Conservation) are also Conditional Use Home Occupations and allow up to five employees, subject to the following criteria:

- A home occupation or bed and breakfast inn shall be operated by a resident of the dwelling on the property. Including residents, no more than five full-time or part-time persons shall work in the home occupation (includes volunteer, nonresident employee, partner or any other person).

- It shall be operated substantially in the dwelling or other buildings normally associated with uses permitted in that zone.
- It shall not unreasonably interfere with other uses permitted in that zone.
- A home occupation shall not be authorized in structures accessory to resource use on high-value farmland.
- A sign shall meet the standards in Chapter 17.191.
- The property, dwelling or other buildings shall not be used for assembly or dispatch of employees to other locations.
- Retail and wholesale sales that do not involve customers coming to the property (Internet, telephone, mail order off-site sales, and incidental sales related to the home occupation services) are allowed. No other sales are permitted.

#### Home Offices

In EFU, SA, FT and TC zones, a home office is allowed, provided:

- The home office is used solely by the resident(s) of a dwelling on the property as an accessory use. No employee for the business is allowed.
- The home office shall not to create any public or private nuisance including offensive noise, odors, vibration, fumes, smoke, fire hazard, or electronic, electrical, or electromagnetic interference.
- No sign or display regarding the home office is allowed.
- The home office shall be conducted entirely within the dwelling or attached garage. No outside storage or

display of materials, equipment, or merchandise used in, or produced in connection with, the home office.

- No structural alterations shall be made to the dwelling or garage that would be inconsistent with future use of the building exclusively as a dwelling.
- No visits by suppliers.
- No customers or clients shall visit the property in the course of doing business.

**Do I need a business license?** Marion County does not issue business licenses. However, you should contact other agencies that may have requirements for starting and/or conducting business out of your home such as the Marion County Health Department (food handling), Building Inspection, etc. The State of Oregon has a business regulation section that provides information on starting a home business: (503) 986-2200.

**For more information, visit our web site at <http://publicworks.co.marion.or.us/planning>**

