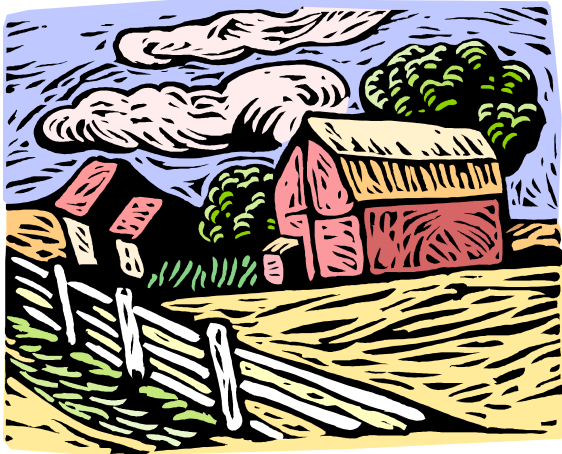




Marion County
OREGON

Operating a Business Out of Your Rural Home



Regulations for home occupations in rural Marion County

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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, and in conformance with the provisions of this ordinance. A home occupation may be a Limited Home Occupation, Conditional Home Occupation or a Home Occupation in a resource zone. Such term does not include the lease or rental of a dwelling unit or the rooming or boarding of persons on the same premises.”

Limited Home Occupation – is permitted subject to meeting certain standards but not allowed in resource zones. These standards are generally quite restrictive and include no employees that live off the property, limited building size, etc.

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.

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

Regulations governing home occupations in the rural areas of Marion County are based on the zone your property is located in.

For example, if your property is located in an Acreage Residential zone (Chapter 17.128 of the Marion County Rural Zone Code), Limited and Conditional Home Occupations are allowed, subject to approval and meeting certain standards.

As another example, if your property is located in a Single Family Residential zone, refer to Chapter 17.131 of the Marion County Rural Zoning Ordinance. The RS zone allows both Limited and Conditional Home Occupations.

For the County’s resource zones (Exclusive Farm Use, Farm/Timber, Special Agriculture, etc.), provisions are included for Conditional Use Home Occupations allowing up to five employees. For specific information you need to check the zoning of your property.

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 water or sewer, health department (food handling), building department, etc. The State of Oregon also has a business regulation section that provides information on starting a home business: (503) 986-2200.

Please note that failure to obtain the necessary land use and zoning approval, and any other permits or requirements from Marion County could result in the violation being turned over to County Code Enforcement. Enforcement proceedings can include issuance of a \$1000 citation if violations are not corrected.

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

