

## What is required for an application for a conditional use permit?

1. A completed application form with the property owner's original signature.
2. A copy of the deed showing the current owners.
3. A complete supplemental application for a Type 2 or Type 3 home occupation.
4. A plot plan (see Conditional Use Permit brochure for an example).
5. A detailed explanation of the use and how the applicable standards of the Zoning Ordinance are satisfied.
6. A detailed floor plan of the dwelling and any accessory building with the home occupation area identified.
7. Filing fee (see current fee schedule).

## Where can I get more information?

**Main Office:** Deschutes County Community Development Dept.  
Planning Division  
117 NW Lafayette Avenue, P.O. Box 6005  
Bend, OR 97708-6005  
Phone: (541) 388-6560  
Fax: (541) 385-1764  
Email: [Planning@deschutes.org](mailto:Planning@deschutes.org)  
Website: [www.deschutes.org/cd](http://www.deschutes.org/cd)



## Please send all mail to the Main Office P.O. Box



To request this information in an alternate format, please call (541) 617-4747 or send email to [ken.harms@deschutes.org](mailto:ken.harms@deschutes.org).



Para solicitar esta información en un formato alternativo, llame al (541) 617-4747 o envíe un correo electrónico a [ken.harms@deschutes.org](mailto:ken.harms@deschutes.org).

# HOME OCCUPATIONS

## What is a home occupation?

An occupation or profession carried on within a dwelling, and/or residential accessory structure by a resident or employees. A home occupation is secondary to residential use of the dwelling and property.

The Deschutes County Zoning Ordinance, Section 18.116.280, regulates 4 types of home occupations. This brochure describes each type and summarizes its applicable standards. These regulations apply to the unincorporated areas of Deschutes County outside of the urban growth boundaries of Bend, Redmond, and Sisters.

The table in the center of this brochure summarizes the differences between each type of home occupation. Please refer to Section 18.116.280 of the County Zoning Ordinance for the specific criteria.

## What are some examples of typical home occupations?

Accountant, Artist, Attorney, Hair Stylist, Home Cosmetic Sales, Piano Teacher, Photographer, Seamstress, Screen Writer, Therapist, Tutor, Website Designer, Contractor's Office.

Certain home-based commercial uses are not regulated as home occupations but are allowed outright, or regulated as conditional uses, or regulated under state law. Examples include farm use, commercial activities in conjunction with farm use, residential care facilities, bed and breakfast inns, and family child care providers.

## What kinds of home occupations are allowed without permits?

Home occupations that are indistinguishable from residential use and meet the following standards are considered accessory to residential uses and are not regulated under the zoning ordinance except for the Exclusive Farm Use Zones. Such home occupations are permitted in any zone as long as they:

- Are carried on within a dwelling only by residents of the dwelling.
- Do not serve clients or customers onsite.
- Do not occupy more than 25 percent of the floor area of the dwelling.
- Do not have operating characteristics that produce odor, dust, glare, flashing lights or noise that are detectable off-site.
- Do not include on-premise advertisement, display or sale.

**Type 1** home occupations are allowed as uses permitted outright in all zones except Farm (EFU) or Forest (F1 or F2) Zones (Type 1's are a conditional use in the EFU zone and are not allowed in the F Zones).

## When is a conditional use permit required?

Conditional use permits are required for **Type 2** and **Type 3** home occupations. A conditional use permit is also required for all home occupations in the EFU or Forest Zones. Conditional use permits are reviewed on a case-by-case basis. The County's approval is based on review criteria and the facts associated with the proposed use and the subject property.

**Home Occupation Summary**  
(see Deschutes County Code Section 18.116.280)

	Type 1	Type 2	Type 3	
<b>Property Size</b>	No minimum	Minimum 1/2 acre	Minimum 1/2 acre	Minimum 10 acres
<b>Conditional Use Permit Required</b>	No	Yes	Yes	Yes
<b>Location</b>	In a dwelling or an accessory structure	In a dwelling or an accessory structure	In a dwelling or an accessory structure	In a dwelling or an accessory structure
<b>Outside Storage</b>	No	No	No	Yes, with screening and setbacks
<b>On Site Employees</b>	Residents of the dwelling	No more than 2	No more than 2	Maximum of 5
<b>Off Site Employees</b>	Yes	Yes	Yes	
<b>Maximum Size (%)</b>	25% of combined floor area: home + 1 accessory structure	25% of combined floor area: home + 1 accessory structure. Not to exceed 1500 square feet	35% of the combined floor area: home + 1 accessory structure	
<b>Maximum Vehicle Trips</b>	5 business related, per day	10 business related, per day	20 business related, per day	
<b>Maximum Customer/Employee Vehicle Parking</b>	1 vehicle	4 vehicles	5 vehicles	
<b>On Site Business Vehicles</b>	1 vehicle, maximum 15,000 pounds GVW, and 1 non-motorized trailer, maximum 3,000 pounds GVW	1 vehicle, maximum 15,000 pounds GVW and 1 non-motorized trailer, maximum 10,000 pounds GVW	Vehicles of 15,000 or more GVW permitted when parked in a garage, an accessory structure, or screened	
<b>On Site Sales</b>	No	Yes - incidental and subordinate to the home occupation	Yes - incidental and subordinate to the home occupation	
<b>Signs</b>	No	Yes, 1 non-illuminated, maximum 3 square feet	Yes, 1 non-illuminated, maximum 3 square feet	
<b>Impacts</b>	No prolonged odor, dust, glare, flashing lights, noise, smoke or vibration greater than normal residential use	No prolonged odor, dust, glare, flashing lights, noise, smoke or vibration greater than normal residential use	No prolonged odor, dust, glare, flashing lights, noise, smoke or vibration greater than normal residential use	
<b>Hours of Operation</b>	All hours	8:00 a.m. to 5:00 p.m., Mon. - Fri., only.	Only hours and days of operation approved with a conditional use permit	
<b>Building/Env. Health Permits</b>	Required	Required	Required	
<b>Annual Permit Review</b>	No	Yes	Yes	