

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.
117 NW Lafayette Avenue, P.O. Box 6005
Bend, OR 97708-6005
Phone: (541) 388-6575
Fax: (541) 385-1764
www.deschutes.org/cdd



Redmond: 657 SW Glacier
(541) 317-3188

La Pine: 16345 Sixth St.
(541) 536-5852

Please send all mail to the main office.

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 | |
|---|--|--|--|---|
| Property Size | No minimum | Minimum 1/2 acre | Minimum 1/2 acre | Minimum 10 acres |
| Conditional Use Permit Required | No | Yes | Yes | Yes |
| Location | 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, or outside screened area |
| Outside Storage | No | No | No | Yes, with screening and setbacks |
| On Site Employees | Residents of the dwelling | No more than 2 | More than 2 | Maximum of 5 |
| Off Site Employees | Yes | Yes | Yes | |
| Maximum Size (%) | 25% of combined floor area: home + 1 accessory structure | 1500 square feet | 35% of the combined floor area: home + 1 accessory structure | |
| Maximum Vehicle Trips | 5 business related, per day | 10 business related, per day | 20 business related, per day | |
| Maximum Customer/ Employee Vehicle Parking | 1 vehicle | 4 vehicles | 5 vehicles | |
| On Site Business Vehicles | 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 | |
| On Site Sales | No | Yes - incidental and subordinate to the home occupation | Yes - incidental and subordinate to the home occupation | |
| Signs | No | Yes, 1 non-illuminated, maximum 3 square feet | Yes, 1 non-illuminated, maximum 3 square feet | |
| Impacts | 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 | |
| Hours of Operation | 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 | |
| Building/ Env. Health Permits | Required | Required | Required | |
| Annual Permit Review | No | Yes | Yes | |