

# Home Occupations

## Can I run a business from my house?

In most cases yes. But there are some limitations.

- **Property.** You can only have a home occupation on a property that has a house on it. If you own two lots, the business must reside on the lot with the house.
- **Staff.** You may have employees as long they are household members or non-household members who do not report to your house. Staff cannot assemble or report to your home to get assignments then leave. That is not permitted. You can request a Conditional Use Permit if you need more staff on your property. The Planning Commission reviews such requests.
- **Character.** Your business can't change the residential character of the neighborhood. You can't make things if that process creates noise, dust or anything like that outside of the building or that would negatively impact your neighbors. You can't store equipment or anything else outside or where it can be seen by the public. Your house must always look like a house. If it attracts attention to your business, you generally can't do it. Residential areas are intended to stay residential.
- **Client contact.** See the note above about character? You are limited in people visiting your house for the business to not more than one customer at a time. Haircuts? Piano lessons? No problem. A store is not allowed.
- **Vehicles.** You can have no more than one business vehicle and one trailer, at your house. No fleet storage. The rules for on-street parking of a company vehicle are the same as they would be for any vehicle- it can't be in the same place for more than 72 hours. If you want to request more vehicles you can file for a Conditional Use Permit (CUP), and then the Planning Commission can decide if its appropriate. There is no guarantee that they will grant such a request.

### Can I get a Variance?

A variance can only be used when there is something limiting on the property, like a stream or a hill that prevents you from being able to use the site. It's not a tool that lets someone ask to have a business that doesn't comply. If you think there is something limiting on your property, see City staff to discuss.

## What can't I do?

You can't repair vehicles of any kind. No home-based business can produce or use hazardous chemicals. Nothing too noisy. Anything outside that can be seen by the public is not permitted. The idea is to allow quiet home offices, hair cutting, piano lessons, and things like that.



## What Code Sections Does This Come From?

Chapter 3.13 of the Development Code regulates Home Occupations, but you also should look at Chapter 5.13 if you want to request a CUP to exceed the staffing standards or the vehicle standards.



## Can I Have More Than One Home Occupation?

Yes. The Code does not specify a maximum number of businesses that could run out of a home. All the businesses would have to comply with all of the standards.

## Can I Have a Home Occupation in my Accessory Structure?

Yes. You can run the business from any indoor part of your property, including any accessory structures. You need to keep in mind though that there are also rules on building accessory structures, so if you want to build one for a business, it needs to meet the requirements for an accessory structure too.

## What Kind of Permit or License Do I Need?

None! Not through the City anyway. Unless you want to exceed the staffing or vehicle standards, then you will need what's called a Conditional Use Permit (CUP). A CUP goes before the Planning Commission, and they are only allowed to consider whether the request meets Development Code requirements. The area must remain residential first and foremost.

As a last note, there are some businesses that may require permits through the County or other regulatory agencies, such as food-based businesses. Please check with Linn County.

### What about signs?

You can add a sign for your business. The rules for signs are based on Section 3.06. You can have one sign with a maximum area of 8 square feet.

