Senate Bill 77

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SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced.** The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act describes work that may be done from within homes on forest or farm land. (Flesch Readability Score: 90.1).

Describes allowable home occupations on lands zoned for forest or farm use.

A BILL FOR AN ACT

Relating to home occupations on resource lands; amending ORS 215.448.

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 215.448 is amended to read:

215.448. [*(1) The governing body of a county or its designate may allow, subject to the approval of the governing body or its designate, the establishment of a home occupation and the parking of vehicles in any zone. However, in an exclusive farm use zone, forest zone or a mixed farm and forest zone that allows residential uses, the following standards apply to the home occupation:*]

[*(a) It shall be operated by a resident or employee of a resident of the property on which the business is located;*]

[*(b) It shall employ on the site no more than five full-time or part-time persons;*]

[*(c) It shall be operated substantially in:*]

(1) As used in this section, "home occupation" means an occupation or profession that is customarily conducted in a dwelling and is accessory, incidental and subordinate to the primary use of the dwelling for residential use.

(2) A county may allow a home occupation to be established in any zone. A home occupation may be established in an existing dwelling on lands zoned for exclusive farm use, forest use or mixed farm and forest use, only if the home occupation:

(a) Is operated by an owner of the property who is also a resident of the dwelling;

(b) Employs on the site no more than five individuals, other than an owner of the property, each of whom may work full-time or part-time;

(c) Does not provide clients with on-site dining, drinking, event hosting or lodging of more than five unrelated persons, except as allowed under ORS 215.449, 215.451, 215.452, 215.453 or 215.461;

(d) Does not use external signs identifying the home occupation that are lighted or larger than 12 square feet;

(e) Does not allow for the parking of more than three client vehicles;

(f) Is operated substantially within an area no greater than 2,000 square feet located in:

(A) The dwelling; or

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

(B) Other buildings normally associated with**, and accessory to, the dwelling** [*uses permitted in the zone in which the property is located*]; and

[*(d)*] **(g)** [*It shall*] **Does** not unreasonably interfere with**:**

(A) The use of the dwelling as a dwelling; or

(B) Other uses permitted in the zone in which the property is located.

[*(2)*] **(3)** [*The governing body of the county or its designate*] **The county** may establish additional reasonable conditions of approval for the establishment **or use** of a home occupation under [*subsection (1) of*] this section.

[*(3) Nothing in this section authorizes the governing body or its designate to permit construction of any structure that would not otherwise be allowed in the zone in which the home occupation is to be established.*]

(4) This section does not authorize or limit the development of any structure.

[*(4)*] **(5)** [*The existence of home occupations shall*] **A home occupation may** not be used as justification for a zone change.