WHAT IS A HOME OCCUPATION?

The Unified Development Code defines a Home Occupation as “any occupation, profession, activity or use carried out by a resident with the intention for economic gain in the resident’s own dwelling unit and/or accessory structure on the property. The Home Occupation must be clearly subordinate to the residential or agricultural use of the property.”

A Conditional Use Permit must be obtained for a Home Occupation that meets any of the following conditions:

1. One or more nonresident employee works on the premises at any one time. The number of nonresident employees working at locations other than at the residence is not limited;

2. The home occupation generates more than five customer/client visits per day or more than three customers/clients are present at any one time;

3. More than one commercial vehicle is parked/stored outside, or any business-related equipment or materials are stored outside;

4. Any portion of an accessory building is used as part of the home occupation.

5. Home occupations must take place at the primary residence of the home occupation owner.

Home Occupations that do not require a Conditional Use Permit, as outlined above, are permitted; however, both Permitted and Conditional Home Occupations must meet the following provisions of Table 107-113 of the Unified Development Code.
<table>
<thead>
<tr>
<th>Lot or Parcel size</th>
<th>Total floor area of home occupation</th>
<th>Maximum number of nonresident employees on premises at any one time</th>
<th>Minimum number of off-street parking spaces</th>
<th>Maximum size for allowed sign³</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted¹</td>
<td>Conditional²</td>
<td>Permitted</td>
<td>Conditional</td>
<td>Permitted</td>
</tr>
<tr>
<td>Up to 1.99 acres</td>
<td>Limited to residence</td>
<td>750 sq. ft.</td>
<td>Not Allowed</td>
<td>1</td>
</tr>
<tr>
<td>2.00-4.99 acres</td>
<td>Limited to residence</td>
<td>1,000 sq. ft.</td>
<td>Not Allowed</td>
<td>2</td>
</tr>
<tr>
<td>5.00-9.99 acres</td>
<td>Limited to residence</td>
<td>1,500 sq. ft.</td>
<td>Not Allowed</td>
<td>3</td>
</tr>
<tr>
<td>10 acres or more</td>
<td>Limited to residence</td>
<td>2,500 sq. ft.</td>
<td>Not Allowed</td>
<td>5</td>
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</tbody>
</table>

¹Floor area of the home occupation must be subordinate to the floor area of the residence.
²Total floor area includes the sum of the area used for a home occupation in an accessory structure and residence.
³Maximum sign height shall not exceed five feet (5’) in height. No illumination shall be permitted.

Please be aware that **certain activities are not allowed as a Home Occupation**, including: any use listed as a permitted or conditional use in the zoning district, maintenance, repair, body work or painting of motor vehicles, restaurants, clubs, drinking establishments, adult entertainment, funeral parlors, and daycare centers.

In addition to those uses listed above, kennels, stables and veterinarian clinics/hospitals shall be prohibited as a home occupation in the RR1, RR2, RR3, USR, USR-MF, VR, VM or CNR or MH districts.

**Questions? Contact**  
Linn County Planning and Development  
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