

## What is a Home Occupation?

Home Occupation means a business in conjunction with a residential use which results in services or goods being exchanged for financial compensation and is conducted by at least one resident of the dwelling on a property. Home occupations are clearly accessory to the primary residential use.

## Why are Home Occupations Regulated?

Home Occupations are regulated to:

- Maintain the residential character of neighborhoods in both appearance and nature
- Allow businesses compatible with residential uses without infringing upon the right of neighboring residents to enjoy their property
- Preserve and protect adequate public facilities
- Ensure that commercial uses are subject to standard development review regardless of the zoning



## Disclaimer

This brochure is for information purposes only and is not a complete list of all codes relating to home occupations. The complete set of codes is available online and at the Community Development Department. Rules are subject to change, and likely will. Please always check to verify you have the most current flyer or codes, both available on the website.



## Josephine County Oregon

Community Development  
700 NW Dimmick Street, Suite C  
Grants Pass OR 97526  
541.474.5421

Email: [planning@co.josephine.or.us](mailto:planning@co.josephine.or.us)  
Website: [www.co.josephine.or.us/planning/](http://www.co.josephine.or.us/planning/)

Revised: 09/18

# JOSEPHINE COUNTY COMMUNITY DEVELOPMENT

## Home Occupations



## A Guide to Home Businesses Exempt Home Occupations

Some home occupations are exempt from permit requirements if they do not exceed these standards:

- Resident employees only
- No customers to property
- No signs
- Physical address not to be used in advertising
- Post & parcel service deliveries only
- All activities & storage indoors
- No more than 25% of all property structures are occupied by the business

An exempt home occupation should not pose any potential impacts to the neighborhood.



## Types of Home Occupations

### Type I:

- Up to 2 non-resident employees
- Sign on property
- Customers by appointment
- No outdoor activity or storage
- Delivery by post & package delivery service only
- No large equipment or commercial vehicles on site
- Typical hours of operation

### Type II:

- Up to 4 non-resident employees
- Sign on property
- Drop in customers and classes or groups allowed
- Freight deliveries - up to 2 per day
- Outdoor activities and storage to be screened from view to include construction equipment
- Variable hours of operation
- Vehicle or boat oriented business limited to 4 vehicles on site

### Type III:

- Exceeding the standards of a Type I or II to be reviewed as a Conditional Use Permit (CUP)
- Retail sales, manufacturing, operations requiring hazardous materials
- Vehicle or boat-oriented businesses, more than 4 vehicles on site
- Bed & Breakfast Inns (includes special standards)

### All Home Occupations:

- Reviewed for adequate on-site parking
- Reviewed for adequate access
- Do not 'run with the land', approval for current resident only
- Must be secondary to residential use

### Prohibited Businesses:

- Junk and salvage operations
- Storage and/or sale of fireworks
- Mobile home sales
- Vehicle wreckers and/or recyclers