



HOME OCCUPATION

Definition of Home Occupation:

A business activity that is carried out on the same site as a dwelling unit, and which is accessory to the Household Living use on the site.

Home Occupations which do not meet one or more of the requirements in the Silverton Development Code Chapter 2.2.200G shall require Conditional Use approval by the Planning Commission.

2.2.200G Home Occupations. The purpose of this Section is to encourage those who are engaged in small commercial ventures that could not necessarily be sustained if it were necessary to lease commercial quarters, or which by the nature of the venture, are appropriate in scale and impact to be operated within a residence. Home Occupations are encouraged for their contribution in reducing the number of vehicle trips often generated by conventional business:

1. Home Occupations meeting the standards in subsection 2, below, are allowed outright, provided the owner has obtained and is in compliance with all applicable permit and licensing requirements, and all other uses and structures on the subject property are in conformance with all applicable city codes and requirements.

2. Standards for Home Occupations.

- A. The use is carried on only by members of the family residing on the premises and not more than one outside employee or volunteer who does not exceed 40 hours per week.
- B. The Home Occupation shall be continuously conducted in such a manner as not to create any public or private nuisance, including, but not limited to, offensive noise, vibration, smoke, dust odors, heat or glare resulting from the operation noticeable at or beyond the property line, fire hazards, or electronic, electrical or electromagnetic interferences. In a residential zone noise associated with the home occupation of more than 55 dba at the lot line is prohibited.
- C. The home occupation shall be conducted entirely within the dwelling or any attached garage or within an unattached enclosed accessory building.
- D. In residential zones, no structural alterations shall be made to the dwelling that would be inconsistent with future use of the building exclusively as a dwelling.
- E. No alteration to or use of the premises shall be made such as to reduce the number of required on-site parking spaces.
- F. In residential zones there shall be no display, other than the allowed sign, which would indicate from the exterior that the building is being used for any purpose other than a dwelling.
- G. There is no visible outside storage of materials other than plant materials.
- H. The use does not adversely affect the residential character of the neighborhood, nor infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their homes.
- I. There is not excessive generation of traffic created by the home occupation, including frequent deliveries and pickups by trucks or other vehicles.
- J. All visits by suppliers or customers shall occur between the hours of 7 a.m. and 7 p.m.
- K. Construction businesses may be allowed when vehicles are screened by a sight-obscuring fence, wall or hedge

or vehicles are parked in a building. All repairs and storage of materials shall occur within a building. There shall not be more than two vehicles associated with the home occupation parked on the premises at one time.

L. Where a home occupation involves deliveries one off-street loading space shall be provided. If visits by customers occur, two additional off-street parking spaces shall be provided if the street along the lot frontage does not provide paved area for at least two parallel parking spaces within 100 feet of the residence. During normal loading/unloading or customer parking periods, the off-street loading and parking shall be reserved exclusively for that use.

M. The residence shall not be used as headquarters or main office for assembly or dispatch of employees to other locations.

N. The rental of separate living quarters within a single family residence is limited to not more than one bedroom which does not contain separate cooking facilities and which has a maximum occupancy of two persons.

O. Home occupations conducted as a for-profit business shall obtain a business licenses in accordance with Silverton Municipal Code Chapter 5.24.

3. Prohibited Home Occupation Uses

A. Auto body repair and painting.

B. Ongoing mechanical repair conducted outside of an entirely enclosed building.

C. Storage and/or distribution of toxic or flammable materials, and spray painting or spray finishing operations which involve toxic or flammable materials which in the judgment of the Fire Chief of the Silverton Fire District pose a dangerous risk to the residence, its occupants, and/or surrounding properties.

D. Junk and salvage operations.

E. Storage and/or sale of fireworks in quantities judged by the Fire Chief of the Silverton Fire District to be dangerous.