

CHAPTER 124

HOME OCCUPATIONS

- 124.010. Reserved for Expansion
- 124.020. Standards for Home Occupations

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124.020. STANDARDS FOR HOME OCCUPATIONS. Each home occupation shall be conducted in full compliance with each of the following conditions:

(a) The premises upon which the home occupation is conducted shall be the residence of a person conducting the home occupation.

(b) Not more than one volunteer and/or nonresident employee, partner, or other person engaging in the conduct of the home occupation for pay or profit shall work on the subject property.

(c) The home occupation shall be continuously conducted in such a manner as not to create any nuisance, public or private, known at law or equity, including, but not limited to, noise, odors, vibration, fumes, smoke, fire hazard, or electronic, electrical, or electromagnetic interference.

(d) The home occupation shall not be used for the assembly of nonresident employees or volunteers.

(e) No sign shall be displayed on the premises except such signs as are permitted by or exempt from the Salem Sign Code for the district in which the home occupation is located.

(f) No accessory building used for or in connection with a home occupation shall cover more than 5 percent of the total lot area.

(g) The total floor area of buildings on the premises, including accessory buildings, devoted to the home occupation shall not exceed 25 percent of the habitable space of the dwelling prior to establishment of the home occupation.

(h) No structural alterations shall be made to the dwelling which would be inconsistent with future use of the building exclusively as a dwelling.

(i) No alteration to or use of the premises shall be made such as to reduce the number of on-site parking spaces required for dwellings in SRC Chapter 133.

(j) Parking of customer's or client's vehicles shall create no hazard or unusual congestion. If the home occupation requires any parking for an employee, then parking shall be provided as required under SRC 133.100.

(k) Delivery and pick-up of materials or commodities in conjunction with the home occupation to and from the premises shall be made by commercial vehicles not exceeding two (2) axles in size.

(l) There shall be no outside storage or display of materials, equipment, or merchandise used in or produced in connection with the home occupation.

(m) The home occupation shall not involve the sale of commodities and shall be limited to occupations providing services including, but not limited to dressmaking, lawyer, public accountant, artist, caterer, writer, teacher, musician, home office of a physician, dentist, or other practitioner of any of the healing arts, or practices of any art or craft. (Ord No. 1-91; Ord No. 25-93)