

## **SB 77 STAFF MEASURE SUMMARY**

### **Senate Committee On Natural Resources and Wildfire**

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**Meeting Dates:** 3/6

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#### **WHAT THE MEASURE DOES:**

The measure adds provisions to allowable home occupations and parking conditions on exclusive farm use, forest use or mixed farm and forest use land.

#### Detailed Summary:

Defines “home occupation” as “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.” Specifies that a home occupation in a dwelling on lands zoned for exclusive farm use, forest use or mixed farm and forest use land must be operated by an owner of the property who is also a resident of the dwelling. Modifies county authority to allow a home occupation established in an existing dwelling in these zones only if it:

1. Does not provide more than five clients with on-site drinking, dining, event hosting or lodging.
2. Does not use external signs identifying the home occupation that are lighted or larger than 12 square feet.
3. Does not allow for parking of more than 3 client vehicles.
4. Is operated within an area no greater than 2,000 square feet.
5. Does not unreasonably interfere with the use of the dwelling as a dwelling.

Clarifies that the provisions related to home occupations do not authorize or limit the development of any structure.

Fiscal impact: (info)

Revenue impact: (info)

#### **ISSUES DISCUSSED:**

#### **EFFECT OF AMENDMENT:**

No amendment.

#### **BACKGROUND:**

According to the Oregon Department of Agriculture (ODA) “home occupations” are broadly defined to include a wide variety of permitted uses such as lodging, food production, construction, wineries, cideries, breweries, firearms and other uses, with farm product processing making up the bulk of use type. Under existing law, counties may authorize a home occupation in an exclusive farm use, forest use, or mixed farm and forest use land if the home occupation is operated by a resident or employee of the property, employs no more than 5 full or part time employees, is operated substantially in the dwelling or other buildings normally associated with uses permitted in the zoning district, does not reasonably interfere with other land use permitted in the zoning district, and undergoes a Farm Impacts Test if located within an Exclusive Farm Use Zone.