

Home Business

Quick Reference Guide to Bend's Home Business Requirements

Planning Division

Contact us at planning@bendoregon.gov or (541)-388-5580 Ext 3.



COMMUNITY
DEVELOPMENT

The [Bend Development Code \(BDC\)](#) establishes the rules and regulations for development in Bend. The [Planning Division](#) provides guidance on BDC requirements for a Home Business. This reference guide is intended to help homeowners or residents navigate City of Bend requirements. Here is a link to the [Bend Development Code's Home Business code section](#).

After you read through this guide, please email planning@bendoregon.gov, or visit the Permit Center, and speak with the Planner on Duty, if you have questions. It is helpful to know the property address where you are proposing the Home Business.

Does the proposed Home Business meet requirements?

- *A Home Business is permitted in residential zones in an owner or renter occupied home.*
- *The following are prohibited as a home business use:*
 - *dispatch;*
 - *retail sales;*
 - *ambulance service;*
 - *animal hospital, veterinary services, kennels or daytime or overnight animal boarding;*
 - *any business involving repair, reconditioning, after-market modification or customization, sales or storage of motorized vehicles, boats, recreational vehicles, airplanes, or large equipment on site;*
 - *marijuana businesses;*
 - *psilocybin manufacturing, testing, or service center;*
 - *food trucks or carts*
- *A home business must comply with the following. See [BDC 3.6.200\(N\), Home Business](#).*
 - *The home businesses must be owned and/or operated by a resident of the home business site.*
 - *Outdoor storage must be completely screened behind a sight-obscuring wall or fence or within an enclosed structure.*
 - *A maximum of two personal motor vehicles and/or trailers owned or leased by the residents and used in conjunction with a home business may be parked outdoors.*
 - *The home business must not produce radio or TV interference, glare, dust, vibration, smoke or odor.*
 - *The home business must comply with daytime and nighttime noise levels.*
- *A [Class A home business](#) is one where the residents use their home as a place of work and no nonresident employees nor clients/customers come to the site. Class A home businesses also provide an opportunity for the residents to use their home as a business address but not as a place of work, for professions where the work is performed online or done at other locations.*
 - *No nonresident employees nor clients/customers come to the home business site.*
 - *No more than 25 percent of the dwelling unit, including the floor area of garages, accessory structures and an ADU, may be utilized for all home business uses.*

- A **Class B home business** is one where the residents use their home as a place of work and involves a limited number of nonresident employees and/or clients or customers coming to the site.
 - A Class B home business requires a Type I review application and approval.
 - Only the residents of the home and one nonresident employee or one customer can participate in the home business. Off-site employees are permitted.
 - No more than 25 percent of the dwelling unit, including the floor area of garages, accessory structures and an ADU, may be utilized for all home business uses.
 - A Class B home business is not allowed on a site with a Type II short-term rental (STR).
- A **Class C home business** is one where the residents use their home as a place of work and the scope of the business activities exceeds the standards for a Class B home business.
 - A Class C home business requires a Type II review application and approval.
 - Only the residents of the home and up to three nonresident employees or customers can participate in the home business. Off-site employees are permitted.
 - A Class C home business is not allowed on a site with a Type II STR.
- For **all home business inquiries**, email the following to planning@bendoregon.gov:
 - Floor Plan: indicating the total square footage of the residence and the square footage of the room(s) where the business will be operated.
 - Provide a description of the business proposal, including the hours of operation. Indicate who is operating the business, the number of employees, storage of materials, and vehicles used for business purposes.
 - Indicate whether the business will generate noise, odor, or involve flammable or explosive components.
 - Provide the property address.

Other City of Bend Community and Economic Development (CEDD) Divisions and outside agencies with home business requirements and procedures:

Building and Safety Division. The home business must not result in any alterations or additions to a structure that will change the primary use from R-3 (residential). Installation of commercial equipment and/or remodel of any portion of the building will require a building permit. Contact counterpe@bendoregon.gov with questions about permitting requirements.

Business Registration. If you are starting a new business, a [Business Registration](#) will be required. Renewals and changes in information must also be completed in a timely fashion for existing businesses. Contact businessregistration@bendoregon.gov for additional information, or visit the [Business Registration Program](#).

Fire & Rescue. According to OFC Table 5003.1.1. any open use of more than 1 lb. of a division 1.3 explosive would not be allowed in an R-3 (Residential) occupancy. According to OFC Section 5604, indoor storage magazines are not allowed in Group R occupancies. [See 8.10.030 Limits and Exceptions on Storage of Regulated Materials](#) for details.

ATF regulations and procedures. Please contact Caleb.Rushing@usdoj.gov

Signage. One nonilluminated wall or window sign limited to two square feet in area and located on or below the first story at a maximum height of 14 feet is permitted. No other building or freestanding signs as exempted in BC [9.50.050](#) are permitted. Apply for the sign permit separately. For questions, email kvoos@bendoregon.gov

Health Requirements. Confirm health requirements, with Deschutes County Environmental Health, if applicable. [Deschutes County Environmental Health regulations.](#)