

MAR 12 2025

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

In the Matter of Amending )  
Umatilla County Development ) ORDINANCE NO. 2025-03  
Code to Add Conditional Use to )  
Home Occupation to Host )  
Commercial Gatherings and )  
Weddings in EFU Zone )

WHEREAS an application was received to propose text changes to the development code to allow a resident to host commercial gatherings and weddings as Home Occupations in the Exclusive Farm Use Zone, #T-094-24. The amendment would create a conditional use permit path and criteria for establishing commercial gatherings and weddings as a Home Occupation in the zone.

WHEREAS the Board of Commissions held a public hearing on March 12, 2025, to consider the proposed amendments, and voted to approve the amendments to the Land Development Ordinance.

**§ 152.617 STANDARDS FOR REVIEW:  
CONDITIONAL USES AND LAND USE  
DECISIONS ON EFU AND GF ZONED  
LANDS.**

### (a) Standards

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(2) The home occupation/cottage industry must be operated completely within the dwelling or in other buildings normally associated with uses permitted within the zone in which the property is located;

(3) The home occupation/cottage industry shall not interfere with other uses permitted in the zone in which the property is located;

(4) There shall be no more than five people employed, including both full and part time employees;

(5) No structural alterations shall be allowed to accommodate the home occupation/cottage industry except when otherwise required by law, and then only after the plans for such alterations have been reviewed and approved. Such structural alterations shall not detract from the outward appearance of buildings as an accessory structure to a residence;

(6) No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors;

(7) Retail sales shall be limited or accessory to a service;

(8) Outside storage of materials, equipment or products related to the home occupation/cottage industry shall not be allowed;

(9) There shall be no display other than a

Type 2 sign that will indicate from the exterior that the building is used in whole or part for any purpose other than a dwelling;

(10) A home occupation/cottage industry approved under this division shall be reviewed after one year for compliance with the above conditions and each subsequent year that the home occupation/cottage industry exists.

(11) The existence of a home occupation/cottage industry shall not be used as justification for any future zone change.

(12) No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle a trailer or the parking of customer vehicles in a manner of frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off street parking;

(13) Customers visiting the home occupation/cottage industry must use an approved off-street parking area. No more than 10 vehicles from customers/visitors of the home occupation/cottage industry can be present at any given time on the subject parcel. All off-street parking must be provided on the subject parcel where the home occupation/cottage industry is operated. Parking on public roads or easements must not occur at any time.

(14) A property line adjustment may not be approved where the adjustment would separate a home occupation from the dwelling on the parcel.

(b) Home Occupation to Host Commercial Gatherings and Weddings in the Exclusive Farm Use Zone

(1) This section is not intended to apply to events hosted at such public gathering places as churches, community centers, grange halls, or schools, or similar structures; or to events hosted by non-profit organizations for charitable purposes. Nor is this section intended to apply to events covered by the State's Mass Gathering Statute (ORS 433.735 - 433.770). An activity carried on in conjunction with a marijuana crop is prohibited.

(2) The subject property shall be a minimum of 4 acres.

(3) The subject property is zoned Exclusive Farm Use.

(4) The home occupation shall be secondary to the main use of the property as a residence and shall be operated by the resident or employee of a resident of the property on which the business is located;

(5) The home occupation must be operated substantially within the dwelling or in other buildings normally associated with uses permitted within the zone in which the property is located;

(6) The home occupation shall not interfere with other uses permitted in the zone in which the property is located;

(7) There shall be no more than five people employed, including both full and part time employees;

(8) Only structural alterations required by Oregon State Building Codes may be permitted, except when otherwise required by law, and then only after the plans for such alterations have been reviewed and approved. Such structural alterations shall not detract from the outward appearance of buildings as an accessory structure to a residence;

(9) No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors;

(10) Retail sales shall be limited or accessory to a service;

(11) Outside storage of materials, equipment or products related to the home occupation/cottage industry shall not be allowed;

(12) One Type 2 sign is permissible;

(13) One temporary sign may be allowed in addition to an approved Type 2 sign for each event. The sign shall not exceed (8) eight square feet in size and may be placed on the subject property on the day of the wedding or business event and shall be removed within 24 hours of the events' end. Offpremise directional signs are allowed to be placed in

permissible locations 24 hours prior to the event.

(14) Each home occupation is limited to hosting a maximum of 50 events per calendar year. The number of approved events shall be specified in the Conditional Use Permit approval.

(15) The maximum number of guests shall be based on the capacity of the subject property and shall be specified in the approval. If the subject property is 4 to 10 acres in size, no more than 100 guests are allowed on the site at any given time. If the subject property is 10 acres or larger, no more than 300 guests are allowed at the site at any given time.

(16) Subject properties with multiple legally established dwellings may request overnight accommodations for guests within existing dwellings. The home occupation operator must reside in the primary dwelling. Dwellings eligible for overnight guest accommodations shall not have been approved as farm or forest dwellings. Other structures are prohibited from being converted to a dwelling, rooming house or other lodging.

(17) Hours of operation, including setup and take-down of events, are limited between 7:00am and 10:00pm.

(18) Lighting shall not project into adjoining properties. Use of stadium-style or other glaring lighting is prohibited. Lighting of accessible paths may be permitted. Exterior

lighting is subject to 152.615.

(19) All gatherings shall comply with Umatilla County's Noise Ordinance, Chapter 92 of the Code of Ordinances.

(20) Submit an emergency response plan approved by the applicable fire district.

(21) Home Occupation operator shall ensure that only caterers licensed in the State of Oregon are contracted to provide food and that they possess required Umatilla County Environmental Health permits.

(22) Home Occupation operator shall comply with all requirements of the Oregon Liquor Control Commission (OLCC) and obtain necessary permits, if alcohol is served during a gathering.

(23) Toilet facilities shall be portable with available hand-sanitizing or hand-washing facilities. Use of onsite septic facilities permitted for residential purposes are not allowed.

(24) The existence of a home occupation shall not be used as justification for any future zone change.

(25) No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle a trailer or the parking of customer vehicles in a manner of frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off street parking;

(26) Customers visiting the home occupation must use an approved off-street parking area. No more than 125 vehicles from guests and employees of the home occupation can be present at any given time on the subject parcel. All off-street parking must be provided on the subject parcel where the home occupation is operated. Parking on public roads or easements must not occur at any time. Each parking space shall be a minimum of nine feet wide and 20 feet in length.

(27) Obtain appropriate road approach permits from ODOT or Umatilla County Road Department.

(28) The application shall contain a detailed site plan and accompanying narrative that address the following:

- a. Name of Home Occupation business
- b. Name of Home Occupation operator/resident
- c. Designated area and existing structures that will be used for gatherings
- d. Proposed number of gatherings in a calendar year
- e. Frequency of events
- f. Maximum number of guests
- g. Noise policy
- h. Safety and Insurance policies
- i. Infrastructure plan – how electricity and utilities will be provided
- j. Parking
- k. Traffic circulation and access plan approved by the local fire district
- l. Domestic water supply source
- m. How food will be provided and

served

- n. Number of portable toilets provided and how handwashing or hand-sanitizing facilities will be provided

(29) A property line adjustment may not be approved where the adjustment would separate a home occupation from the dwelling on the parcel.

(30) Sign and record a Covenant Not to Sue.

(31) Comply with other conditions necessary, as provided in §152.615.

(32) Comply with EFU Conditional Use Standards, as provided in §152.061.

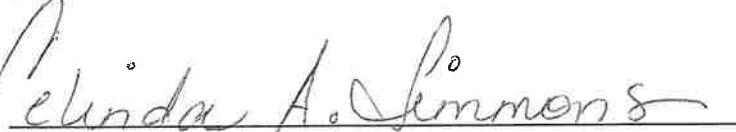
(33) At no time shall the Home Occupation activities be allowed to infringe on nor supersede farm use activities on the subject property or nearby farming properties.


(34) A home occupation approved under this division shall be reviewed after one year for compliance with the above conditions and each subsequent year that the home occupation exists.


FURTHER by unanimous vote of those present, the Board of Commissioners deems this Ordinance necessary for the immediate preservation of public peace, health, and safety; therefore, it is adjudged and decreed that an emergency does exist in the case of this Ordinance and it shall be in full force and effect from and after its adoption.

DATED this 12<sup>th</sup> day of March, 2025.

UMATILLA COUNTY BOARD OF COMMISSIONERS

  
Celinda A. Timmons, Chair

  
Daniel N. Dorran, Commissioner

  
John M. Shafer, Commissioner

ATTEST:

OFFICE OF COUNTY RECORDS

  
Records Officer

