



User's Guide To The Land Use Permit Process

Home Business (Major & Minor)

Yakima County Planning Division ♦ 128 N. 2nd Street 4th Floor Courthouse - Yakima, Washington 98901 ♦ Phone (509) 574-2300

“Home business, major” may include those services, small-scale retail sales of products, mail order businesses and storage of materials associated therewith. Major home businesses located outside of Urban Growth Areas and the RT and RS zoning districts may also include small-scale manufacturing, assembly or repair operations.

“Home business, minor” are limited to those of a service character (typified by uses similar to one-chair beauty salon, one-table licensed massage therapist, caterer, mail-order business, etc.) but may include retail sales directly related to the home business..

Application review type is based on the Allowable Land Use Table 19.14 and zoning district.

YCC 19.18.240 outlines the standards which must be met for all Home Businesses. These standards address a variety of circumstances, a few of which are described below. To review a complete and more detailed explanation of the standards please refer to YCC 19.18.240 and/or contact the Yakima County Planning Division at (509) 574-2300.

Minor home businesses can only be conducted by member of the family residing in the dwelling and shall be conducted within the dwelling unit and/or attached or detached garage or an accessory structure. However, the floor area devoted to the home business shall not exceed 30% of the floor area of the home and attached garage.

Major home businesses may be conducted by members of a family residing in the dwelling, except the Reviewing Official may authorize the family to employ no more than two non-resident individuals to assist with the home business. Additionally, the major home business may be conducted within a single-family dwelling, two-family dwelling, attached or detached garage, or an accessory structure only. The floor area devoted to the home business shall not exceed:

- A. 30% of the floor area of the home and garage in Urban Growth Areas and RT and RS zones; or
- B. 30% of the floor area of the home, garage and accessory structure outside of Urban Growth Areas and RT and RS zones. The outward appearance and scale of any accessory structure shall be secondary and subordinate to the primary use of the property and the purpose of the zoning district.

Regardless of the type of home business (major or minor) there can be no outdoor storage of materials, supplies, or display of goods or equipment, except one commercial vehicle as it pertains to both a major or minor home business or employee parking as it pertains to a major home business. There are a number of uses which can not be approved as either a minor or major home business and these are outlined in YCC 19.18.240(4) and (5). Please contact the Yakima County Planning Division at (509) 574-2300 for further details.

Minor home businesses NOT subject to review are limited to those office character (typified by uses similar to an accountant, tax preparer, business administration) are not subject to a Type 1 Review if they meet the standards listed in YCC 19.18.240(2).

For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).



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Uses Not Permitted as Home Businesses. The following uses, by the nature of their operation or investment, have a pronounced tendency, once started, to increase beyond the limits permitted for home businesses, interfere with or impair the use and value of adjoining properties, or violate the restriction of no exterior evidence (e.g., outward physical appearance; outside storage of materials, supplies or vehicles; generate noise, dust, fumes, odors, electrical interference, vibrations, excessive traffic, etc.). Therefore, the uses listed below shall not be permitted as home businesses (YCC19.18.240(4)):

- Adult entertainment facilities;
- Beauty salons and barber shops with more than one chair;
- Boarding or lodging houses;
- Churches;
- Construction contractors other than for home business administration under Subsection (3) above;
- Dry cleaning;
- Equipment rental businesses;
- Gift shops, craft stores, second hand stores, antique stores;
- Home businesses prohibited by covenants, conditions and restrictions (CC&Rs);
- Kennel, veterinary clinic; or hospital;
- Large item repair, including stoves, refrigerators, washers and dryers, etc.;
- Motor vehicle, trailer or boat maintenance, repair, detailing, painting, electronics installation and body shops;
- Overnight lodging facilities;
- Private clubs;
- Restaurants, taverns;
- Towing services;
- Trucking businesses or storage, except for the parking or storage of one commercial vehicle and trailer used solely by the owner/operator residing on the premises; provided that no refrigerator trucks shall be allowed;
- Uses using or storing highly explosive or combustible materials on the premises (not including ammunition associated with gunsmithing);
- Veterinary clinic; and
- Vehicle sign painting (except for airbrushing and applying decals).

In addition to the uses listed above, the following uses have characteristics that would impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses listed below shall not be permitted as home businesses within Urban Growth Areas or areas zoned Rural Transitional or Rural Settlement (YCC19.18.240(5)):

- Cabinet making, wood furniture repair and refinishing, woodworking or carpentry shops;
- Health salons, spas, gymnasiums, martial arts schools, dance studios, aerobic exercise studios;
- Machine and sheet metal shops;
- Taxidermist;
- Upholstering; and
- Firearms sales, except orders by mail, and/or gunsmiths.